



Environmental Planning Commission

Staff Report

Agenda Number : 2
Project # : PR-2020-004457
Case # : SI-2021-00651
VA-2021-00145
Hearing Date: July 15, 2021

Agent	Rio Grande Engineering, LLC
Applicant	Barbara Mueller
Request	Site Plan-EPC, Variance-EPC
Legal Description	Tract 22, Volcano Cliffs Subdivision, Unit 6
Location	Quivira Drive, between Vista Vieja, and Retablo (No address is currently assigned)
Size	Approximately 8.0 acres
Zoning	R-A

Staff Recommendation

APPROVAL of SI-2021-000651, based on the Findings beginning on p.22 and subject to the Conditions of Approval beginning on p.27.

WITHDRAWAL of VA-2021-00145, at the applicants request.

Sergio Lozoya, Staff Planner

Summary of Analysis

The request is for a Site Plan – EPC and a Variance – EPC for an approximately 8-acre site, comprised of two parcels, legally described as Tract 22, Volcano Cliffs Subdivision Unit 6, located on Quivira Drive NW, between Vista Vieja Avenue NW, and Retablo Road NW (the subject site).

The request consists of the following:

1. A site plan for the undeveloped subject site, which shows 23 lots and one drainage tract. No homes are proposed at this time (Site Plan – EPC). Final lot layout will be determined through the DRB process.
2. A variance of the required 45-foot buffer for properties adjacent to open space pursuant to IDO 14-16-5-2(J) Major Public Open Space Edges (Variance – EPC). The applicant has requested to withdraw the Variance – EPC request.

The EPC is seeing this case because of the subject site is greater than 5.0-acres and is located adjacent to MPOS.

The affected neighborhood organizations are the Westside Coalition of Neighborhood Associations, and the Montecito West Community Association Inc. A meeting was held with the Montecito West Community Association Inc.

Staff recommends withdrawal of the Variance – EPC which is not needed, and approval of the Site Plan – EPC, subject to conditions.

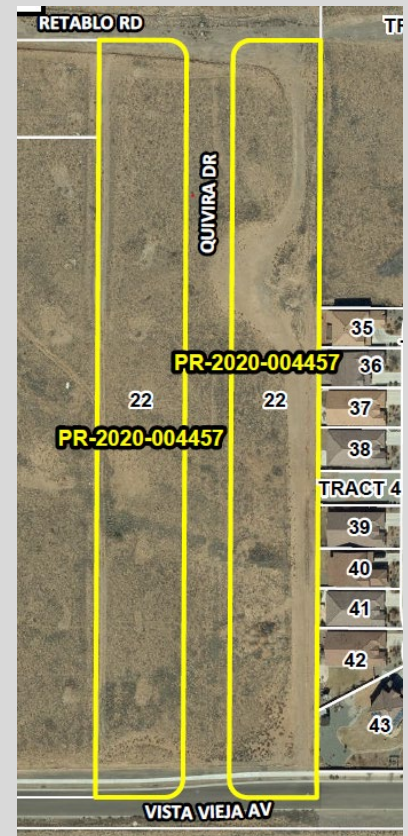


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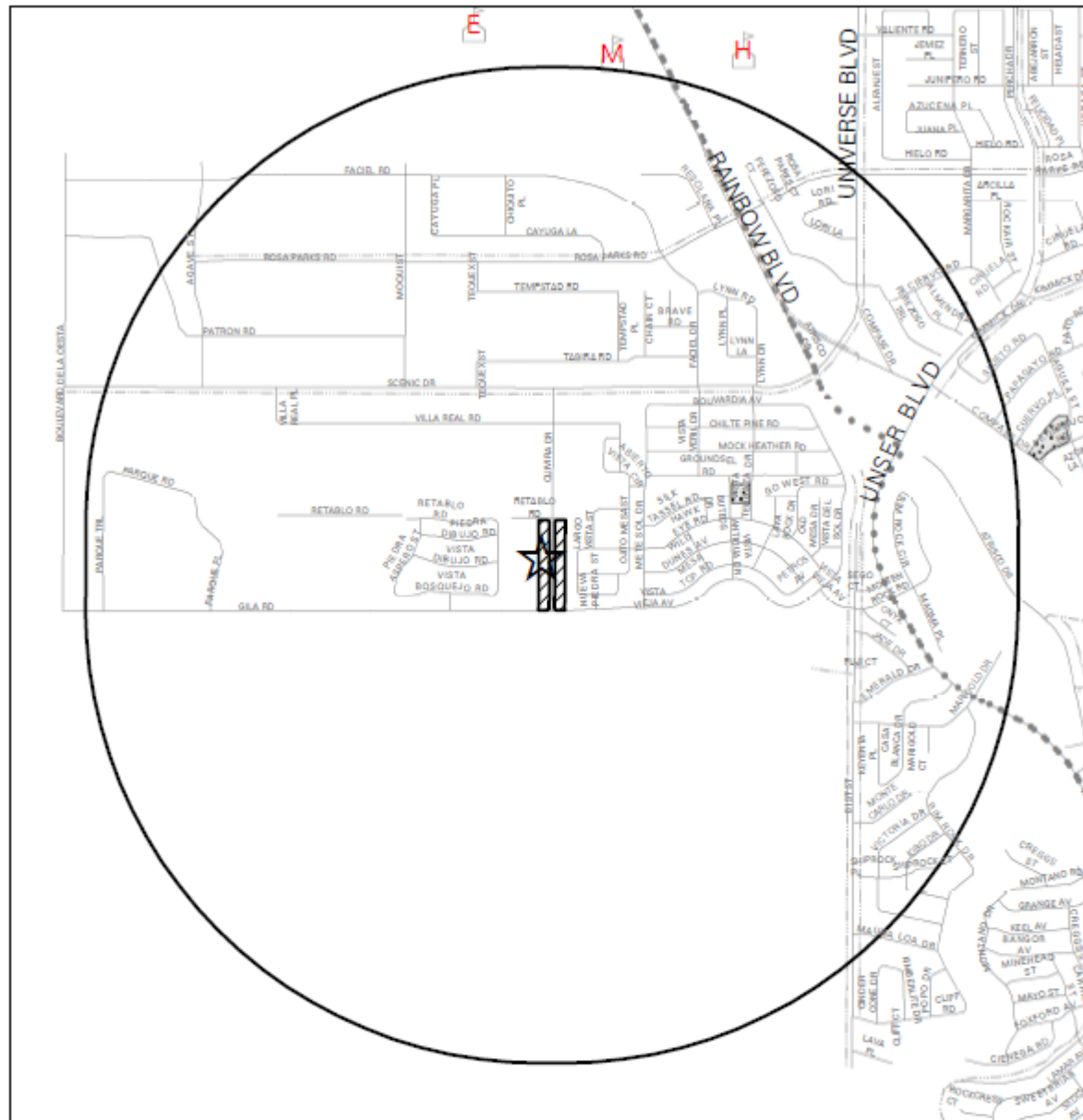
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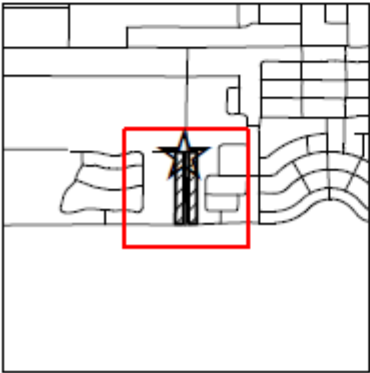
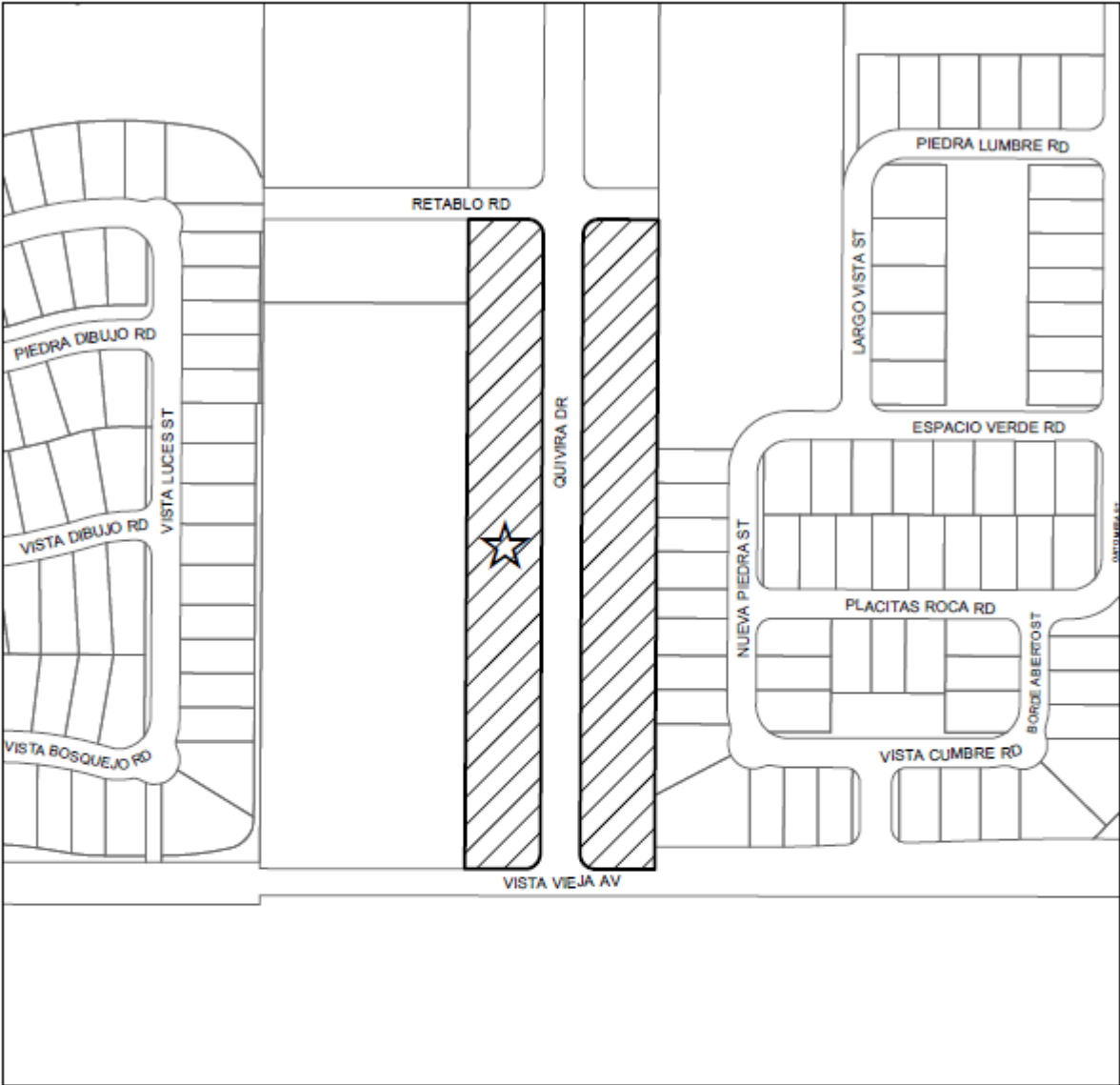


Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |

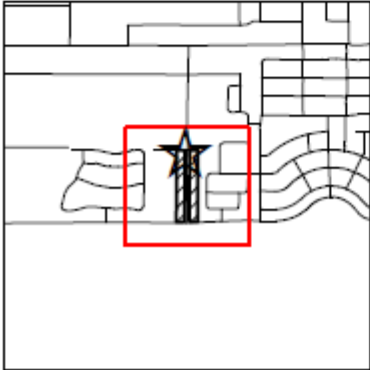
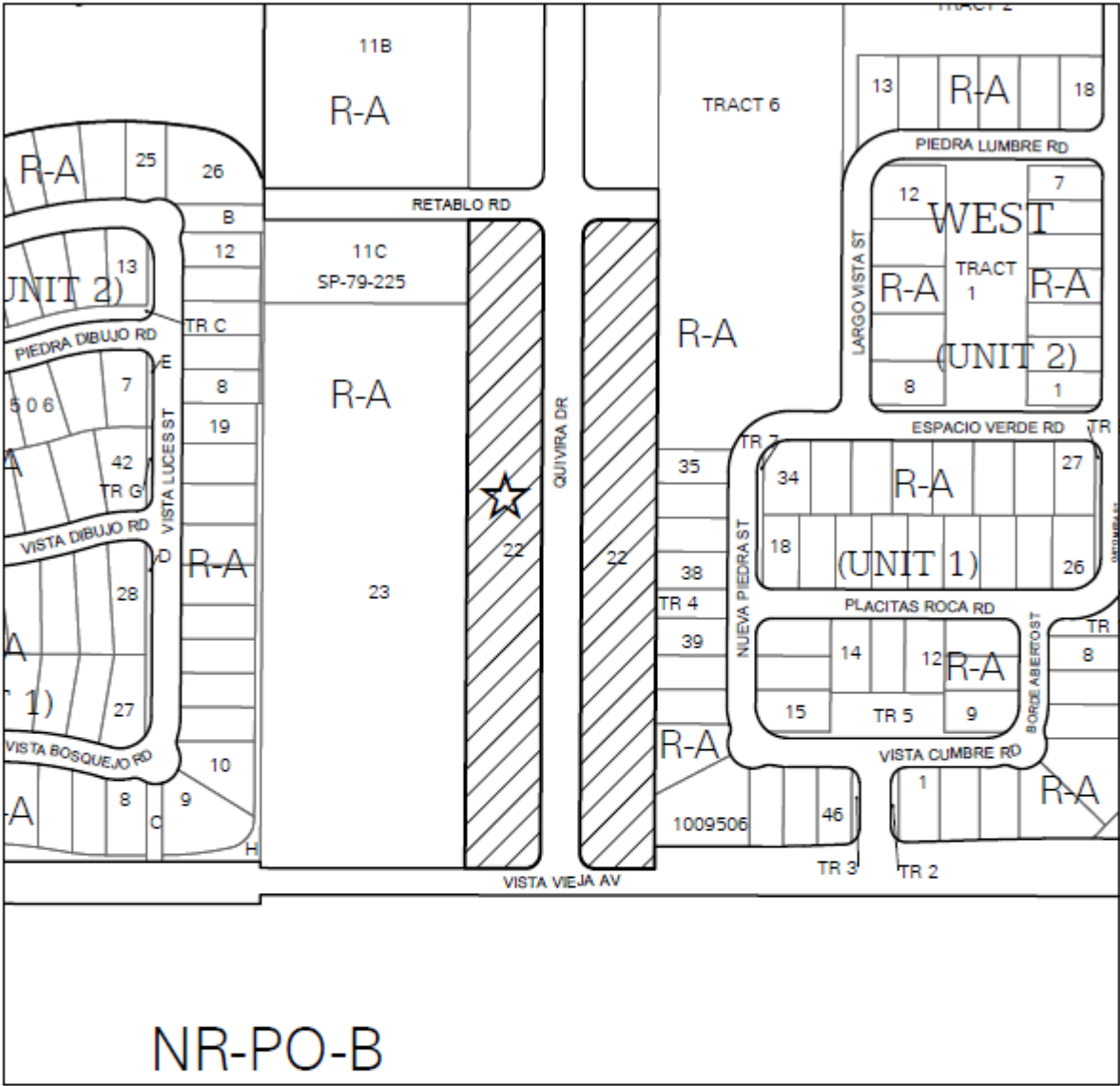


0 0.5 1 Miles



HISTORY MAP
Note: Gray shading
Indicates County.


1 inch = 225 feet
Hearing Date:
6/17/2021
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IDO ZONING MAP

Note: Gray shading
Indicates County.

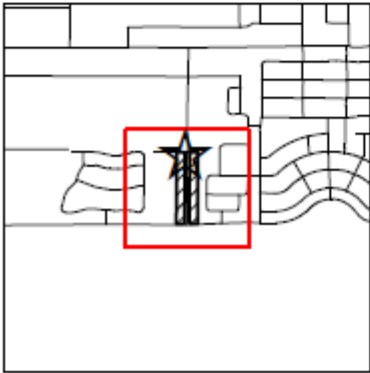
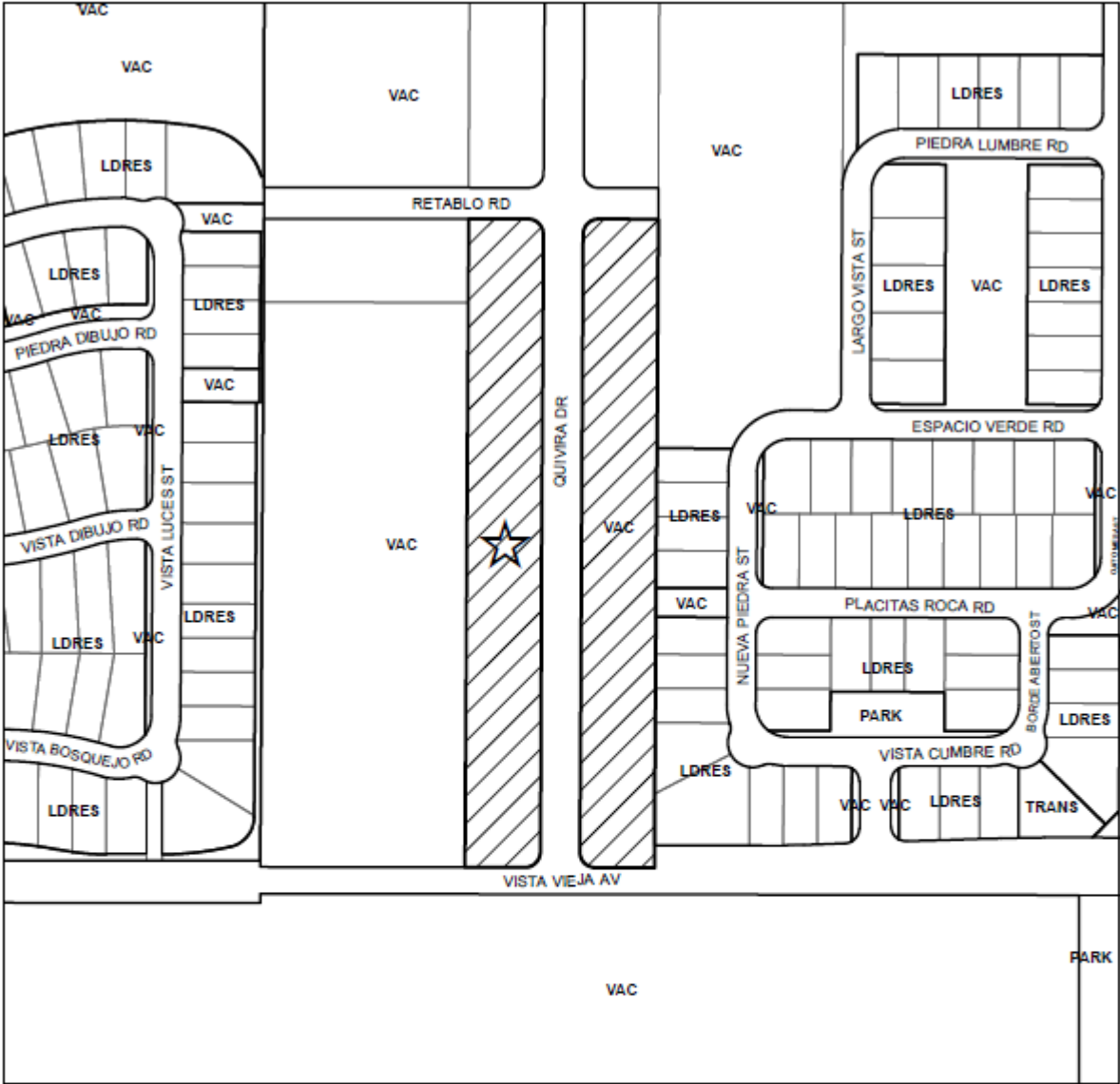


1 inch = 225 feet

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LAND USE MAP

- Note: Gray shading
Indicates County.
- | | |
|--------------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail | PARK Parks and Open Space |
| CMSV Commercial Services | DRNG Drainage |
| OFC Office | VAC Vacant |
| IND Industrial | UTIL Utilities |
| INSMED Institutional / Medical | CMTY Community |
| ED Educational | KAFB Kirtland Air Force Base |



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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-A	Area of Consistency	Vacant
<i>North</i>	R-A/NR-PO-B	Area of Consistency	Vacant
<i>South</i>	NR-PO-B	Area of Consistency	Open Space
<i>East</i>	R-A	Area of Consistency	Vacant
<i>West</i>	R-A	Area of Consistency	Low Density Residential

Request

The request is for a Site Plan – EPC, and a Variance – EPC for an approximately 8-acre site, comprised of two parcels, legally described as Tract 22, Volcano Cliffs Subdivision Unit 6, located on Quivira Drive NW, between Vista Vieja Ave NW, and Retablo Rd NW (the subject site). There is a platted road in between the parcels.

The request consists of the following:

1. Site Plan – EPC. The applicant proposes to create a site plan for the undeveloped lot, to facilitate future subdivision of the site into 23 lots and one drainage tract. There are no homes proposed at this time.
2. Variance – EPC. The applicant proposes to vary the required 45-foot buffer for properties adjacent to open space pursuant to IDO 14-16-5-2(J) Major Public Open Space Edges.

The applicant has requested to withdraw the Variance – EPC request.

The subject site is zoned R-A (Residential - Rural and Agricultural). The R-A zone district requirements are being applied and, if varied, are noted here.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, and other adopted City regulations. Staff reviewed the site plan submitted on July 5, 2021. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future, as the request moves forward to the DRB process. The final configuration of the future lots will be determined by the DRB.

EPC Role

Environmental Planning Commission (EPC) is hearing this case pursuant to the IDO subsection 14-16-6-6(J)(1)(a), a Site Plan – EPC for development on a site 5 acres or greater adjacent to Major Public Open Space, in which case a Site Plan approval is required prior to any platting action.

Environmental Planning Commission (EPC) is also hearing this case pursuant to the IDO subsection 14-16-6-6(N) Variance – EPC, which addresses applications for Variances from any development standards in the IDO, including Variances for the requirements for development within 330’ and adjacent to Major Public Open Space (MPOS).

Pursuant to IDO subsection 14-16-6-6(N) and 14-16-6-6(J), staff will review the application and forward a recommendation to the EPC pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures). This is a quasi-judicial matter.

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

Context

The approximately 8.0-acre site is located on Quivira Drive, between Vista Vieja Ave NW, and Retablo Rd NW (it is not currently assigned an address). The area is highly residential and is within the Volcano Cliffs Sector Development Plan.

The subject site is adjacent to three Major Public Open Space boundaries: Boca Negro Arroyo (to the northwest and the east), and West Mesa (to the south), therefore relevant policies from IDO Subsection 14-16-5-2(J) Major Open Space Edges, apply.

The subject site is within a View Protection Overlay Zone (VPO) via IDO subsection 14-16-3-6(E) Northwest Mesa Escarpment – VPO-2. The intent of this VPO is to protect views looking to and from the Petroglyph National Monument, Volcanic Escarpment, and Volcano Mesa.

The subject site is also within a Character Protection Overlay Zone (CPO) via IDO subsection 14-16-3-4(N) Volcano Mesa – CPO-13. The CPO-13 standards apply to low-density residential development.

History

The subject site is located in Unit 6 of the Volcano Cliffs Subdivisions, which were part of a much larger annexation of Volcano Cliffs. This annexation began in 1980 and was finalized in 1981. The annexation of approximately 2,404 acres, was heard by the Environmental Planning Commission (EPC) at its February 21, 1980 meeting (AX-80-4/Z-80-10). City Staff recommended withholding approval until a service agreement, replatting, and addressing agency comments had occurred, and that these items were too large to condition in the absence of any clear procedures. However, the EPC voted 5-3 to forward a recommendation of approval to the City Council. City council adopted the proposed annexation on December 11, 1980 and became effective on January 2, 1981.

In more recent history, the subject site was included in the Volcano Cliffs Sector Development Plan (VCSPD), adopted by the City Council, signed by the Mayor in 2011, and amended in 2014. The subject site was zoned SU-2/VCRR (Volcano Cliffs Rural Residential), which was intended for “bigger homes on larger lots consistent with the current platting” (VCSPD). Upon adoption of the

Integrated Development Ordinance (IDO) in May 2018, which replaced the City's zoning code, the subject site's zoning converted from SU-2/VCCR to R-A.

The subject site has a case history with the Development Review Board (DRB). It was first before the DRB on January 6, 2021 for a vacation of easement on Quivira Dr NW. The request was approved.

Recently, the DRB reviewed the subject site for a subdivision action, and referred the applicant to the EPC process due to the subject site's proximity to MPOS. The DRB is waiting on the EPC – Site Plan approval as approval is required before any platting action. The subject site has not previously been before the EPC.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

The LRRS classifies Vista Vieja Ave NW as a local road.

Comprehensive Plan Designation

The subject site is designated as an Area of Consistency. The subject site is not located in a major activity center.

Though the site is not directly adjacent to a Comprehensive Plan Corridor, it is near Unser Blvd. which is designated as a Commuter Corridor. Pursuant to the comprehensive Plan: "Commuter Corridors are higher-speed and higher-traffic volume with routes for people going across town e.g., limited-access roadways). These Corridors accommodate faster and longer trips for personal vehicles, commuter bus service, and often bicycling".

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Northwest Mesa Community Planning Area (CPA). The Northwest Mesa is a predominantly residential community, adjacent to volcanoes and volcanic Northwest Mesa Escarpment and overlooking the river and mountains. Corrales and Rio Rancho border this area to the north.

Design/Character Considerations for the Northwest Mesa include: suburban subdivisions with wide streets and landscape buffers and large building setbacks; walls lining minor arterial and collector streets to separate residential development; proximity to the Rio Grande and Petroglyph National Monument, and volcanic Northwest Mesa Escarpment; views of the volcanoes and escarpment to the west and the Rio Grande and mountains to the east; shopping centers set back from the street with parking in front.

Overlay Zones

The subject site is within two overlay zones, the Volcano Mesa Character Protection Overlay (CPO-13, IDO 14-16-3-4(N)), and the Northwest Mesa Escarpment View Protection Overlay (VPO-2, IDO 14-16-3-6(E)).

The purpose of Character Protection Overlay (CPO) zone is to preserve areas with distinct characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

Relevant criteria will be discussed in Section III of this report.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

There is an existing paved trail within the West Mesa MPOS boundary, which runs parallel to Vista Vieja Ave NW, and provides some connectivity to other nearby trails along Unser Blvd (existing bike lane). There is a proposed bike lane for Scenic Rd which is north of the subject site.

Transit

The area is serviced by Commuter Route 94 and Commuter Route 162 that runs north-south on Unser Blvd NW. Route service is limited due to COVID-19.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 4), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

Areas of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Development: Any activity that alters the ground or lot lines on a property. Development may include subdivision of land; construction of buildings, structures, or streets; installation of landscaping, infrastructure, utilities, or site features; and/or activities to prepare land for such construction or installation, such as grading. For the purposes of the IDO, this term includes new development and redevelopment of existing lots.

Landscape Buffer: A required piece of land in a specific location used to physically separate or screen on-land use or piece of property from another and landscaped with at least the minimum requirements specified in this IDO.

Low-density Residential Development: Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings.

Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO.

Major Public Open Space: Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque) Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Setback:

1. A required distance between a structure and a lot line.
2. On an interior lot line, no abutting a street, side setbacks shall be followed for all lot lines.

Site-Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or non-residential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Site plan: An accurate plan that includes all information required for that type of application, structure, or development.

Zoning

The subject site is zoned R-A (Residential - Rural and Agricultural, IDO 14-16-2-4(A)) which was assigned upon the adoption of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations SU-2 VCRR (Volcano Cliffs Rural Residential).

The purpose of the R-A zone is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The 2017 Albuquerque/Bernalillo Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The subject site is in an area of Consistency, as designated by the Comprehensive Plan. Areas of Consistency are intended to be protected by policies to limit densities, new usages, and negative impacts from nearby development or redevelopment will need to be compatible in scale and character

with the surrounding area (Comp Plan 5-23). Areas of Consistency include but are not limited to single-family residential zones and parcels with single-family residential uses, Parks, Open Space, and golf.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics. Goals and

Chapter 4: Community Identity

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The subject site is located within an Area of Consistency, Volcano Mesa Character Protection Overlay (CPO-13), and the Northwest Mesa Escarpment View Protection Overlay (VPO-2). These protections ensure that the subdivision would be designed in a way that generally protects, enhances and preserves the surrounding properties and general neighborhood. The request is consistent with Goal 4.1-Character

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The requested site plan would enhance the surrounding neighborhood by providing single-family residential within an Area of Consistency where it is desired. The surrounding neighborhood would be generally protected as the subject site is developed. The subject site is adjacent to Major Public Open Space and provides a design that is context sensitive by providing an appropriate 45' landscape buffers. The request is consistent with Policy 4.1.4-Neighborhoods.

Chapter 5: Land Use

Policy 5.2.1 - Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would not contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found east and west of the subject site. The request is not consistent with Policy 5.2.1 – Land Uses.

Subpolicy 5.2.1(c) - Land Uses: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

The request maintains the characteristics of the Volcano Mesa area through zoning and design standards because the subject site is zoned R-A, is located within Volcano Mesa CPO-13, and the Northwest Mesa Escarpment VPO-2. These protections would help ensure that the request will be consistent with the long-established residential development patterns existing in the Volcano Mesa CPO. The request is consistent with Sub Policy 5.2.1(c) – Land Uses.

Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land. The request is consistent with Goal 5.3 – Efficient Development Patterns.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would facilitate development of the subject site and is considered infill development as it is surrounded by City infrastructure and public facilities. The proposed single-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions, public facilities, Major Public Open Space, and would be consistent with the surrounding areas of the subject site. The request is consistent Policy 5.3.1 – Infill Development.

Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request is consistent with this Goal because the subject site is in an Area of Consistency and the request would generally direct single-family residential development where it is expected and desired as well as reinforce the character and intensity of the area. The request is consistent with Goal 5.6 – City Development Areas.

Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space

The subject site is located outside of designated Centers or Corridors and the request would protect and enhance the character of the surrounding existing single-family neighborhoods by reinforcing the scale, intensity, and setbacks of the immediately surrounding context. The request would achieve this because the subject site is located within the Volcano Mesa CPO, and Northwest Mesa Escarpment VPO, both of which provide context/character sensitive design regulations. The request is consistent with Policy 5.6.3-Areas of Consistency.

Chapter 7: Urban Design

Goal 7.3 – Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce sense of place through context-sensitive design because it will facilitate the development of single-family homes in an area largely consisting of residential development. The subject site is within the Volcano Mesa CPO, and Northwest Mesa Escarpment VPO, which provide context-sensitive design regulations. The subject site is abutting Major Public Open Space boundaries and the context-sensitive design provides the appropriate landscape, buffers, lighting, etc. in response to the abutting MPOS. The request is generally consistent with Goal 7.3-Sense of Place.

Chapter 9: Housing

Goal 9.2 - Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environment.

The request generally promotes housing design that is sustainable and compatible with the natural and built environment by providing the appropriate landscape, buffers, lighting, etc. in response to the abutting MPOS edges. The request minimizes impact on the natural and built environment by providing an on-site drainage pond for stormwater management, and uses native plants for the landscape design. The request is also compatible with the built environment, which consists mostly of single-family residential development. The request is consistent with Goal 9.2-Sustainable Design.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship with the street.

The request would generally encourage the development of single-family dwellings that enhance the existing neighborhoods character by using the appropriate setbacks, building heights, density, and relationship to the street. The request also maintains compatibility with, and responds to the surrounding Major Public Open Space boundaries by providing the appropriate buffers, plant species, and wall design, among other context sensitive design requirements. The request is generally consistent with Policy 9.2.1-Compatibility

Integrated Development Ordinance (IDO) 14-16-6-(J)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

- 6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned R-A; therefore, the above criterion does not apply.

- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM).

- 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve the future development.

- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

III. SITE PLAN MAJOR AMENDMENT

Request

The request is for a Site Plan – EPC for an approximately 8.0-acre site, which is currently undeveloped. The site plan includes the subdivision of the site for 23 lots and one drainage tract. No homes are proposed at this time.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. Regarding any instances of non-compliance or lack of clarity, Staff has crafted conditions of approval to address them. Rather than describe what's shown on the proposed site plan (see attachment), the following analysis focuses on applicable requirements.

Site Plan Layout/Configuration

The subject site is vacant and located on Vista Vieja Ave NW. The southern portion of the site is bordered by Vista Vieja Ave NW, the northern portion of the site is bordered by Retablo Rd, there are existing single-family dwellings to the west and east of the subject site. There are three Major Public Open Space boundaries adjacent to the site, one to the northwest, one to the east, and the other to the south.

The proposed subdivision consists of 23 lots and one drainage tract. The lots are organized either side of Quivira Dr, which will run North/South and will connect Vista Vieja Ave NW to Retablo Rd.

Section 14-16-5-1 Dimensional Standards:

The R-A zone has a minimum lot size of 10,890 square feet. Most lots are compliant and range from 10,890 square feet to 12,318 square feet. Lot 22 is 10,378 square feet, which does not meet the minimum lot standard for the R-A zone district.

There are minimum setback standards for R-A zone district, however, the lot is located within the Volcano Mesa CPO-13, which has setback standards for lots larger than 10,00 square feet as follows: minimum 25-foot front setback, minimum 15-foot side setback, minimum 15-foot rear setback. Upon measurement, the site plan appears to meet these requirements, however it is not clearly dimensioned. A condition will be added to dimension the lots for clarity, pursuant to IDO subsection 14-16-3-4(N)(3) Setback standards.

The subject site is within the Northwest Mesa Escarpment VPO-2, however, it is outside of the height restrictions sub area, therefore height regulations from IDO Section 14-16-3-4(N)(4) Building Height (Volcano Mesa CPO-13) apply.

Section 14-16-5-2 Site Design and Sensitive Lands:

The subject site is adjacent to three MPOS boundaries, which trigger the requirements found in section 14-16-5-2(J) Major Public Open Space Edges. The MPOS boundaries are the Boca Negra Arroyo (Middle Branch), which is adjacent to the northwest and east of the subject site, and the West Mesa MPOS, which is adjacent to the southern border of the subject site.

Pursuant to IDO subsection 14-16-5-2(J)(2), lots abutting MPOS must incorporate a single-loaded street between the MPOS and the development. Where a single-loaded street is not desired, a 45-foot landscape buffer may be substituted. Comments from Parks and Recreation indicate that a 45-foot landscape buffer will be required for the portions of the lot that are abutting MPOS. This includes the northwest corner, the northeast portion, and the southern boundary of the subject site. The northwestern and northeastern buffer meet the minimum 45-foot buffer requirement.

Staff finds that the southern portion of the subject site as shown does not accommodate the required 45-foot landscape buffer. Staff has coordinated with DRB staff, and Parks and Recreation Department Staff. The required buffer is measured from the property line, not to include easements or right of way.

Vehicular Access, Circulation, and Parking

Access to the subject site will be from the main entrance on Vista Vieja Ave NW, the proposed subdivision will not be gated. Quivira Dr NW and Retablo Rd NW are not yet constructed.

14-6-5-3 Access and Connectivity: Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval.

14-16-5-5 Parking and Loading: Pursuant to IDO table 5-5-1, Parking requirements for residential development shall be shown on the site plan. The required parking for single-family detached dwellings is as follows: 1 space/dwelling unit up to 2 bedrooms, and 2 spaces/dwelling unit with 3 or more bedrooms. The site plan indicates that there will be two car garages and a 20-foot driveway at each lot, which will provide four spaces per dwelling unit.

Pedestrian, Bicycle, and Transit Access

The subject site is located along Vista Vieja Ave NW and is near Unser Boulevard. Transit is available to serve members of the community who wish to access surrounding commercial services, jobs or recreation. However, the nearest transit stops are on Unser Boulevard and Molten Rock NW, and are not considered to be within walking distance (within a quarter mile).

There is an existing sidewalk along Vista Vieja Ave NW, which provides connectivity to the surrounding subdivisions, and leads to a nearby park. The site plan will have 5-foot sidewalks running along both sides of Quivira Dr, and on the northern portion of the site along Retablo Rd. Residents will be able to walk to the nearby MPOS.

There is an existing bike trail paved within the MPOS south of the subject site. This trail provides some connectivity to the bike lane on Unser Blvd, though there are small portions of proposed bike paths that are not yet built. The bike lane on Unser Blvd does provide connectivity on a bicycle to the surrounding area, and to the Bosque on Montano Rd. Future residents can also bike to the Petroglyphs on the dedicated paved pathway.

Walls and Security

There are two types of perimeter walls found in the proposal; a 6-foot perimeter screen wall, and a perimeter screen wall which abuts Major Public Space.

Elevation drawings of the proposed perimeter screen wall abutting MPOS demonstrate compliance pursuant to IDO subsection 14-16-3-4(N)(5)(b) Building Design and Standards, and 14-16-5-7(E)(3)

Wall Design for all walls facing Major Public Open Space. The wall detail shows an opaque, 3-foot wall, with tan split face CMU, a 6-inch cap to project 2-inches beyond wall on both sides. The wall has 2-feet of wrought iron view fencing in combination with the opaque wall for a total of 5-feet in height. There will also be a 12-inch block pilaster at 20-feet on center, to project 2-inches on the public side.

Elevation drawings of the proposed perimeter screen wall at locations not abutting MPOS demonstrate compliance with IDO subsection 14-16-3-4(N)(5)(b) Building Design and Standards. The wall detail shows a 6-foot wall, with tan split face CMU, a 6-inch cap to project 2-inches beyond wall on both sides, and a 12-inch block pilaster at 20-feet on center, to project 2-inches on the public side.

Specifics regarding the usage of walls, and any encroachments into the buffer areas will be determined through the DRB process, and in conjunction with any subdivision action to create the lots. Staff coordinated with DRB Staff, who indicate that generally no structures are allowed within the required buffer areas.

Landscaping

The site plan shows a selection of five plants: Modesto ash, Natural Grass, Desert Willow, Blue Sage, and the Texas Red Yucca, and ¾-inch of Santa Fe Brown Mulch on Fabric. The landscape plan shows a typical landscape drawing for all lots. All lots abutting or within 330 feet of Major Public Open Space must have the landscape plan approved by the Open Space Division, and must have native and/or naturalized vegetation for landscape materials.

As stated in the Sensitive Lands portion, a 45-foot landscape buffer is required for all lots abutting MPOS. The landscape in the 45-buffer must be reviewed and approved by the Open Space Division.

Staff will provide conditions to address the buffer, plant types, and minimum landscape coverage requirements.

Outdoor Lighting

There is no proposed lighting at this time. The proposed site plan provides a not to ensure compliance with IDO section 14-16-5-8 Outdoor Lighting. The lighting on lots adjacent to MPOS shall not exceed 20-feet, pursuant to IDO subsection 14-16-5-2(J)(2)(a)5 and must be designed to minimize impact on MPOS pursuant to 14-16-5-2(J)(2)(b)5.

Elevations/Architecture

There are no homes/structures proposed at this time. However, any future development of the subject site will be subject to the Volcano Mesa (CPO-13), and the Northwest Mesa Escarpment (VPO-2) provisions.

Signage

No signage is proposed. Any future signage shall be designed/installed pursuant to IDO subsection 14-16-5-12 Signs, and IDO subsection 14-16-5-2(J) Major Public Open Space Edges.

Grading and Drainage Plan

The subject site is currently undeveloped, and has no stormwater runoff capture or drainage. The proposed site plan shows the high point starting at the northwest corner of the subject site with a slope towards the southeast direction. Quivira Dr will capture the majority of stormwater runoff on the subject site, and will direct stormwater runoff into a drainage pond that is shown between Lots 19 and 20 on the eastern portion of the proposed subdivision. The drainage pond has a depth of approximately 4-feet, and a volume of 4,410 cubic feet.

Utility Plan

The water and sewer lines for the proposed development will tie into the existing infrastructure on Vista Vieja Ave NW. The utility plan shows new metered domestic water service connection to existing 8-inch water line on Retablo Dr NW, and Vista Vieja Ave NW. A new sanitary sewer service connection to existing 8-inch public sanitary sewer main is shown on the utility plan (sheet 7). The proposed sewer line is capped at Retablo Dr NW. There are two proposed fire hydrants shown, one at the northern portion of the subject site, and the other at the southern portion.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The Open Space division of the Parks and Recreation Department had several comments concerning the proposed site plan; these will be addressed in the conditions. The major comments were regarding the required 45-foot buffer for portions of the lot that abut Major Public Open Space (MPOS). The description of the proposed buffer at the southern portion of the lot can be found in the previous section. Parks and recreation have commented that the current design does not meet the requirement. The Open Space Division has provided comments concerning the proposed landscape plan, and has made recommendations to remove invasive species, which are harmful to the abutting Major Public Open Space areas.

The Solid Waste Management Department requested clarification on curb width, accessibility of the site, and timeline for the development of the public right of way including, Retablo Dr NW, and Quivira Dr NW.

Residential development at this location will impact the following schools: Tierra Antigua Elementary School, Tony Hillerman Middle School, and Volcano Vista High School. Both Tierra Antigua Elementary School, and Tony Hillerman Middle School are currently operating above capacity.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are

the Westside Coalition of Neighborhood Associations, and the Montecito West HOA Inc. Property owners within 100 feet were notified as required.

A meeting was held with Montecito West HOA during the DRB process, where concerns about drainage, an existing western wall, and construction methods were discussed and addressed. A meeting was offered to both neighborhood organizations 15-days prior to the upcoming EPC hearing, Staff has not been contacted by members of the public or any Neighborhood Association Representatives and is not aware of any opposition.

V. CONCLUSION

The request is for a Site Plan – EPC, and a Variance – EPC for an approximately 8-acre site, comprised of two parcels, legally described as Tract 22, Volcano Cliffs Subdivision Unit 6, located on Quivira Drive NW, between Vista Vieja Ave NW, and Retablo Rd NW (the subject site).

The request consists of the following:

1. Site Plan – EPC. The applicant proposes to create a governing site plan for the undeveloped lot, to include subdivision of the site for 23 lots and one drainage tract. There are no homes proposed at this time.
2. Variance – EPC. The applicant proposes to vary the required 45-foot buffer for properties adjacent to open space pursuant to IDO 14-16-5-2(J) Major Public Open Space Edges.

The applicant has requested to withdraw from the Variance – EPC request.

The subject site is zoned R-A (Residential - Rural and Agricultural). The R-A zone district requirements are being applied and, if varied, are noted here.

The subject site is located within the boundaries of the Northwest Mesa Community Planning Area (CPA) and in an Area of Consistency as designated by the Comprehensive Plan. The subject site is located within the Coors/Paseo del Norte Activity Center. The request is generally consistent with applicable Comprehensive Plan policies regarding community identity, land use, urban design, and housing.

Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance and to provide clarification.

FINDINGS – SI-2021-005442, June 17, 2021 - Site Plan-EPC, Major Amendment

1. The request is for a Site Plan – EPC for a property legally described as described as Tract 22, Volcano Cliffs Subdivision Unit 6, located on Quivira Drive NW, between Vista Vieja Ave NW, and Retablo Rd NW, approximately 8.0-acres.
2. The request consists of the following:

Create a site plan for the undeveloped lot, to include subdivision of the site for 23 lots and one drainage tract. No homes are proposed at this time (Site Plan – EPC). To vary the required 45-foot buffer for properties adjacent to open space pursuant to IDO 14-16-5-2(J) Major Public Open Space Edges (Variance – EPC).
3. The subject site is zoned R-A (Residential - Rural and Agricultural, IDO 14-16-2-4(A)) which was assigned upon the adoption of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations SU-2 VCRR (Volcano Cliffs Rural Residential). The purpose of the R-A zone is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.
4. The Environmental Planning Commission (EPC) is hearing this case pursuant to the IDO subsection 14-16-6-6(J)(1)(a), a Site Plan – EPC for development on a site 5 acres or greater adjacent to Major Public Open Space, in which case a Site Plan approval is required prior to any platting action.
5. The applicant has requested to withdraw the Variance – EPC request.
6. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan and is not within the boundaries of any designated Corridor or Activity Center.
7. The subject site is part of the Northwest Mesa Community Planning Area (CPA).
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.

A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The subject site is located within an Area of Consistency, the Volcano Mesa Protection Overlay (CPO-13), the Northwest Mesa Escarpment View Protection Overlay (VPO-2), and is regulated by IDO subsection 14-16-5-2(J) Major Public Open Space Edges. These protections ensure that the subdivision would be designed in a way that protects, enhances, and preserves the surrounding properties and general neighborhood.

- B. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term vitality.

The proposal would enhance the surrounding neighborhood by providing single-family residential development within an Area of Consistency, where it is desired. The surrounding neighborhood would be generally protected as the subject site is developed. The subject site is adjacent to MPOS and provides a design that is context sensitive by providing an appropriate 45-foot landscape buffer.

10. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to communities.

- A. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would not contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found east and west of the subject site.

Subpolicy 5.2.1(c): Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

The request maintains the characteristics of the Volcano Mesa area through zoning and design standards because the subject site is zoned R-A, is located within Volcano Mesa CPO-13, and Northwest Mesa Escarpment VPO-2. These protections would help ensure that the request will be consistent with the long-established residential development patterns existing in the Volcano Mesa CPO.

11. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and infill development.

- A. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

- B. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request will facilitate development of the subject site and is considered infill development as it is surrounded by existing City infrastructure and public facilities. The proposed single-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions, public facilities, Major Public Open Space and would be consistent with the surrounding areas of the subject site.

- C. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request is consistent with this Goal because the subject site is in an Area of Consistency and the request generally directs single-family residential development where it is expected and desired as well as reinforce the character and intensity of the area.

- D. Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located outside of designated Centers or Corridors and would protect and enhance the character of the surrounding existing single-family neighborhoods by reinforcing the scale, intensity, and setbacks of the immediately surrounding context. The request would achieve this because the subject site is located within the Volcano Mesa CPO, and the Northwest Mesa Escarpment VPO, both of which provide context/character sensitive design regulations.

12. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 7: Urban Design.

- A. Goal 7.3 – Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce the sense of place through context-sensitive design because it would facilitate the development of single-family homes in an area largely consisting of residential development. The subject site is located within Volcano Mesa CPO-13, and Northwest Mesa Escarpment VPO-2, which provide context-sensitive design regulations. The subject site is abutting Major Public Open Space boundaries and the context-sensitive design provides the appropriate landscape, buffers, lighting, etc. in response to the abutting MPOS.

13. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing.

- A. Goal 9.2 – Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environment.

The request generally promotes housing design that is sustainable and compatible with the natural and built environment by providing the appropriate landscape, buffers, lighting, etc. in response to the abutting MPOS edges. The request minimizes impact on the abutting natural and built environment area by providing an on-site drainage pond for stormwater management, and uses native plants for the landscape design. The request is also compatible with the built environment, which consists mostly of single-family residential development.

- B. Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its

development context - i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship with the street.

The request would generally encourage the development of single-family dwellings that enhance the existing neighborhoods character by using the appropriate setbacks, building heights, density, and relationship to the street. The request also maintains compatibility with, and responds to the surrounding Major Public Open Space boundaries by providing the appropriate buffers, plant species, and wall design, among other context sensitive design requirements.

14. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is generally consistent with applicable Comprehensive Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned R-A; therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM).
 - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve the future development.
 - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, this criterion does not apply.
15. The 45-foot landscape buffer required at the southern portion of the subject site is measured from the public right of way boundary. The exact location of the public right of way boundary will be determined by Transportation Development Staff, based upon their requirements, as part of the DRB process.
16. Specifics regarding the usage of walls, and any encroachments into the buffer areas will be determined through the DRB process, and in conjunction with any subdivision action to create the lots.

17. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, and the Montecito West HOA Inc. Property owners within 100 feet were also notified as required.
18. A pre-application meeting was held online with members of the Montecito West HOA during the DRB process, where concerns about drainage, and existing western wall, and construction methods were discussed and addressed. A second meeting was offered to both neighborhood organizations 15-days prior to the upcoming EPC hearing.
19. As of this writing, Staff has not been contacted by members of the community or NA representatives.

RECOMMENDATION – PR-2020-004457, SI-2021-00651, July 15, 2021

APPROVAL of Project #2020-004457, Case # SI-2021-00651, a Site Plan – EPC request for an approximately 8.0-acre site, comprised of two parcels, legally described as Tract 22, Volcano Cliffs Subdivision, Unit 6, located on Quivira Dr NW, between Vista Vieja Ave NW, and Retablo Rd NW, zoned R-A, based on the preceding Findings and subject to the following Conditions of Approval.

RECOMMENDATION – PR-2020-004457, VA-2021-00145, July 15, 2021

WITHDRAWAL of project # PR-2020-00457, Case # VA-2021-00145, a Variance – EPC request for an approximately 8.0-acre site, comprised of two parcels, legally described as Tract 22, Volcano Cliffs Subdivision, Unit 6, located on Quivira Dr NW, between Vista Vieja Ave NW, and Retablo Rd NW, zoned R-A, based on the preceding findings.

CONDITIONS OF APPROVAL – SI-2021-00651

1. The EPC delegates final sign-off authority of this site plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is also responsible for ensuring that the EPC Conditions of Approval have been satisfied and that other applicable City requirements have been met.
2. A letter shall accompany the submittal, specifying all revisions that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
4. Dimensional Standards
 - A. Lot 22 is shown at 10,378 square feet. The minimum lot size in R-A is 10,890 square feet. The site plan shall be revised to comply with Table 5-1-1 Dimensional Standards.
 - B. The dimension across lot 16 is not placed properly, the site plan shall be revised to show accurate lot length.
 - C. Add “typical” to the lot width dimensions, if not all lots are 85’ in width, dimension at least one lot per typical width.
 - D. Dimension both Major Public Open Space buffers to demonstrate that they are 45-feet in length. The buffer at the northwest corner of the lot appears to have a radius of only 40-feet, the site plan shall be dimensioned and/or revised for compliance.
 - E. Provide typical dimensions for building setbacks pursuant to IDO subsection 14-16-3-4(N)3 Setback Standards.
5. Landscaping - General:
 - A. A note shall be added to state: landscaping requirements pursuant to IDO subsection 5-6 Landscaping, Buffering, and Screening only apply to the 45-foot landscape buffer (required by MPOS Edges 5-2(J)).
 - B. The landscaping plan shall remove all notes referring to the 15% minimum landscape requirement, as it is not required in single-family residential development.
 - C. The note “Landscape plan shall adhere to IDO subsection 5-6(C)(4) through IDO subsection 5-6(C) (10)” shall be removed.

6. Landscape Buffers [5-2(J)].

- A. A 45-foot landscape buffer shall be added to the southern portion of the subject site as required by Open Space of the Parks and Recreation division, to begin at the location determined by Transportation Development Staff at DRB.
- B. The 45-foot landscape buffer shall be shown on the landscape plan, to include proposed landscaping.
- C. A note shall be added to indicate that coordination with Open Space regarding plant selection and location is required.

7. Walls:

Detail for perimeter walls abutting MPOS shall be revised to correct conflicting heights. A keyed note reads “6-foot high screen wall”, but the dimension shows a maximum height of 3-feet.

8. Site Plan – Clean Up:

- A. The site plan shall be revised to fix spelling errors throughout document.
- B. The site plan shall revise general note 13 to change “Volcano Cliffs” to “Volcano Mesa”.
- C. The site plan shall be revised to add general note 14: A single loaded street exists at southern boundary of lot adjacent to Major Public Open Space, therefore 45-foot buffer is not required.
- D. Keyed note F: One of the keyed notes does not have a leader attached, the site plan shall be revised to show what the keyed note was intended to call out.
- E. The site plan shall be revised to identify existing Major Public Open Space Boundaries abutting the subject site.
- F. The site plan shall be revised to use a current vicinity map

9. CONDITIONS FROM THE CITY ENGINEER/TRANSPORTATION:

- A. All proposed new roadway improvements shall be placed onto an infrastructure list; this includes sidewalk along entire frontage of the site.
- B. New sidewalk shall be 5-feet wide per new DPM requirements.

10. CONDITION FROM PNM:

The applicant shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please Submit a service application at www.pnm.com/erequest for PNM to review.

11. CONDITIONS FROM SOLID WASTE MANAGEMENT DEPARTMENT:

- A. The site plan shall provide measurement for curb space for each of the 23 lots.
- B. Clarification shall be provided regarding access to Retablo Dr NW, and Quivira Dr NW.
- C. Clarification shall be provided regarding access to the subdivision west of the proposed development.

Sergio Lozoya
**Sergio Lozoya
Current Planner**

Notice of Decision CC list:

Rio Grande Engineering, david@riograndeengineering.com

Montecito West Community Association Inc., Brandy Hetherington, bhetherington@aamnm.com

Montecito West Community Association Inc., Glenn Tegtmeyer, glenn@tegtmeyer.us

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

Legal, kmorrow@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

New sidewalk shall be 5-feet wide per new DPM requirements.

All proposed new roadway improvements shall be placed onto an infrastructure list; this includes sidewalk along entire frontage of the site.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

No comment.

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Pursuant to the IDO definitions of adjacency, the subject property is adjacent to Major Public Open Space to the south, northeast, and northwest corner as illustrated in the clip below, and therefore subject to IDO Section 5-2(J)(2).

Pursuant to IDO Section 5-2(J)(2) (a), a single loaded street is required at the property line unless waived by the Open Space Superintendent, who may approve a 45-foot wide landscape buffer in lieu of the single-loaded street. This buffer is the distance from the property line to any new buildings, and any new plant material to be installed in this buffer requires Open Space Division approval. The applicant may apply for an EPC Variance to this distance, however, this is not currently marked on the application; and written justification to the Variance criteria in xx should be provided.

Pursuant to IDO Section 5-2(C), the applicant should submit a Sensitive Lands Analysis.

Planning and Design

Open Space Division

The Open Space Division (OSD) approves a 45-foot landscaped buffer in place of a single-loaded street.

Landscaping shall consist of native or naturalized plant species on all lots within 330 feet of Major Public Open Space (MPOS). Certain plants on the plant legend, including Russian sage and maiden grass, aren't appropriate for development adjacent to MPOS as they have the potential to spread and establish themselves as invasive species; the OSD recommends using native or naturalized alternatives to these species.

Retablo Drive and the associated sidewalk will dead-end on the east end at the MPOS. The Open Space Division is willing to collaborate with the applicant to provide public access to the MPOS at this location. Access is not permitted from private residences.

The Grading and Drainage Plan states "4. Repair of damaged facilities and cleanup of sediment accumulations on adjacent properties and in public facilities is the responsibility of the contractor." However, no disturbance is permitted to the adjacent MPOS and the contractor must prevent sediment, erosion, debris, and any other damage from occurring.

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Provide measurement for curb space for each of the 23 lots. Will the refuse driver have access to Retablo Dr NW and Quivira DR NW, and will these streets be paved while this development is being constructed? Will the refuse driver have access to the subdivision west of the proposed development?

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Residential development at this location will impact the following schools: Tierra Antigua Elementary School, Tony Hillerman Middle School, and Volcano Vista High School. Tierra Antigua Elementary School and Tony Hillerman Middle School currently operate at enrollment above capacity. Enrollment at Volcano Vista High School is approaching capacity. Development will be a strain on all of these schools.

- i. **Residential Units: 23**
- ii. **Est. Elementary School Students: 6**
- iii. **Est. Middle School Students: 3**
- iv. **Est. High School Students: 3**
- v. **Est. Total # of Students from Project: 12**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

School	2019-2020 Enrollment	Facility Capacity	Space Available
Tierra Antigua Elementary School	932	660	-272
Tony Hillerman Middle School	1,231	1,180	-51
Volcano Vista High School	2,223	2,250	27

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables

- Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

Availability Statement 200603 was issued for the site on 9/03/2020. Provided the information utilized to compose that statement has not changed, the statement is still applicable and outlines the requirements for service. The tract has currently assessed pro rata. What follows is the legal description and corresponding assessments:

TRACT 22 VOLCANO CLIFFS SUBD UNIT 6

Pro Rata Assessment:

Sanitary Sewer \$10,642.80

Water: \$24,940.92

Total: \$35,583.72

Sewer layout will be accessed at work order.

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

There is a proposed (unnamed) major collector roadway to the south of the subject property in the Long-Range roadway System (LRRS).

A proposed bicycle lane is identified in the Long-Range Bikeway System on Scenic Rd in the project area.

Appendix G of Connections 2040 (MTP) recommends the following as it relates to the subject request: Provide non-motorized access and safe routes to recreational areas and open space.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM

There are existing PNM facilities abutting the site and/or in easements within the edges of the site along Quivira Dr, Gila Rd, and Retablo Rd NW. Any relocation or alteration of existing PNM facilities is at the property owner's expense.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at www.pnm.com/erequest for PNM to review.



Figure 1: South portion of the site looking north

Figure 2: Southeast corner of the site, looking northwest



Figure 3: Northeast boundary of the site, adjacent to MPOS



Figure 4: View from Retablo Rd NW to the southern portion of the site.

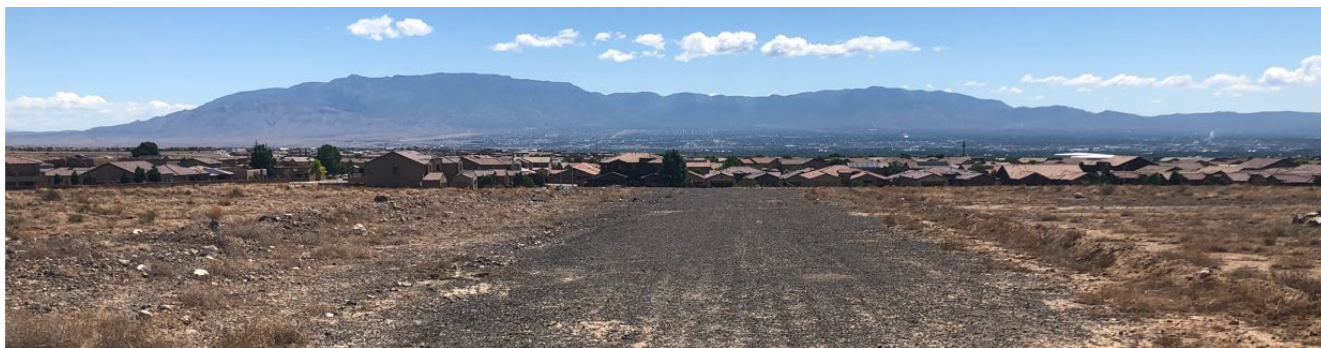


Figure 5: View from northern boundary of the site on Retablo Rd NW, looking east.



Figure 6: View from Retablo Rd NW, looking southeast towards the subject site.

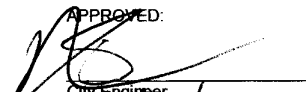
HISTORY

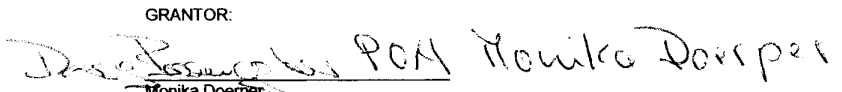
PERMANENT EASEMENT

Grant of Permanent Easement, between **MONIKA DOERPER**, a married woman dealing with her sole and separate property ("Grantor"), whose address is 23 Lost Valley Ln, Cedar Crest, NM 87008 and the **CITY OF ALBUQUERQUE**, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

1. Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public roadway, together with public water and sanitary sewer lines, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.
2. Subject to existing rights of record, in the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.
3. Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.
4. The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.
5. This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 28th day of June, 2016.

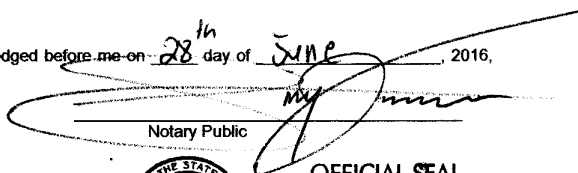
APPROVED:

City Engineer
Dated 9/28/16

GRANTOR:

Monika Doerper
KAM

STATE OF New Mexico)
COUNTY OF Bernalillo) ss

This instrument was acknowledged before me on 28th day of June, 2016,
by Monika Doerper.

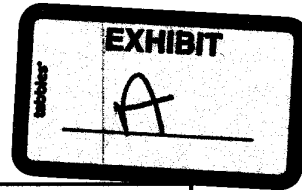
My Commission Expires:
June 25th 2018


Notary Public



OFFICIAL SEAL
Smyrno Vermeille
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: June 25th 2018

Doc# 2016095007



***Exhibit for
Portions of Tract 22,
Volcano Cliffs Unit 6
City of Albuquerque
Bernalillo County, New Mexico
May 2016***

Legal Description

A CERTAIN PARCEL BEING PORTIONS OF TRACT 22, VOLCANO CLIFFS UNIT 6, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 18, 1970, IN PLAT BOOK D4, FOLIO 81 AND BEING DESCRIBED AS TWO SEPARATE PARCELS, NAMED "E'LY PORTION" AND "W'LY PORTION" BY METES AND BOUNDS AS FOLLOWS;

W'LY PORTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED W'LY PORTION, REFERENCED BY A 5/8" REBAR WITH CAP "LS 11463" FOUND 1.00' S 89°55'12" E FROM TRUE CORNER;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING THE COMMON LOT LINE BETWEEN TRACTS 22 AND 23, N 00°18'58" E, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED W'LY PORTION, BEING A POINT OF CURVATURE;

THENCE, 121.27 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1966.00 FEET, A DELTA OF 3°32'04", AND A CHORD BEARING N 88°18'50" E, A DISTANCE OF 121.25 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED W'LY PORTION, BEING JUNCTION POINT 1;

THENCE, 45.86 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 87°35'13", AND A CHORD BEARING S 46°17'12" W, A DISTANCE OF 41.52 FEET TO A POINT OF TANGENCY, LYING ON THE NORTHERLY LINE OF GILA ROAD NW;

THENCE, COINCIDING WITH SAID NORTHERLY LINE, N 89°55'12" W, A DISTANCE OF 91.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0686 ACRES (2,990 SQ. FT.) MORE OR LESS.

AND E'LY PORTION:

FROM SAID JUNCTION POINT 1, WHENCE A TIE TO THE NORTHWEST CORNER OF SAID E'LY PORTION BEARS N 86°10'27" E, A DISTANCE OF 64.23 FEET TO A POINT OF CURVATURE;

CONTINUED ON SHEET 2 OF 4;

Note

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-GRID).

Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 5/12/16
Will Plotner Jr. Date
N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

*Exhibit for
Portions of Tract 22,
Volcano Cliffs Unit 6
City of Albuquerque
Bernalillo County, New Mexico
May 2016*

Legal Description

THENCE, 121.03 FEET ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 3°24'33", AND A CHORD BEARING N 88°24'54" E, A DISTANCE OF 121.01 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED E'LY PORTION;

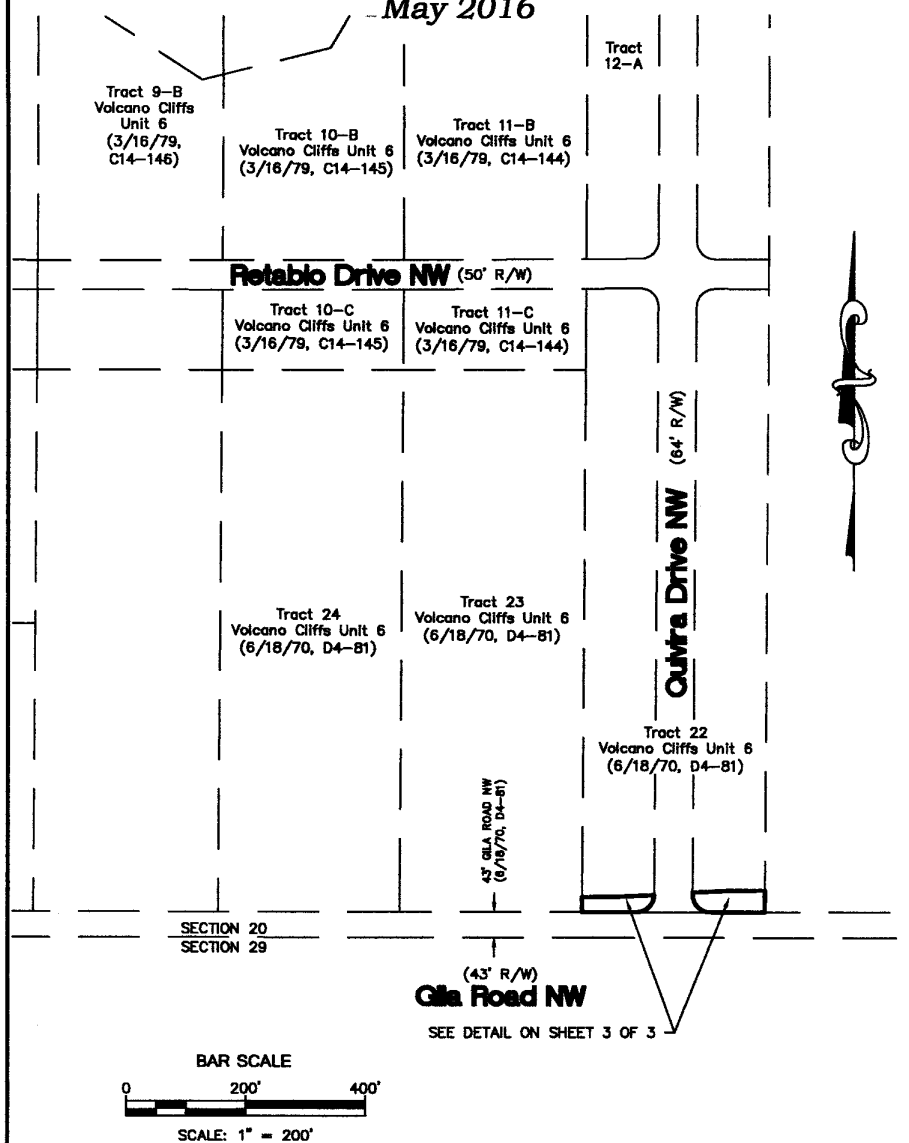
THENCE, S 00°18'32" W, A DISTANCE OF 36.63 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED E'LY PORTION, LYING ON THE NORTHERLY LINE OF GILA ROAD NW;

THENCE, COINCIDING SAID NORTHERLY LINE, S 89°55'12" W, A DISTANCE OF 90.82 FEET TO A POINT OF CURVATURE;

THENCE, 47.24 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90°13'44", AND A CHORD BEARING N 44°48'20" W, A DISTANCE OF 42.51 FEET TO A POINT OF TANGENCY;

THENCE, N 00°18'32" E, A DISTANCE OF 2.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0940 ACRES (4,095 SQ. FT.) MORE OR LESS.

**Exhibit for
Portions of Tract 22,
Volcano Cliffs Unit 6
City of Albuquerque
Bernalillo County, New Mexico
May 2016**

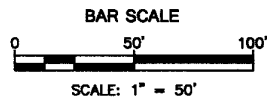
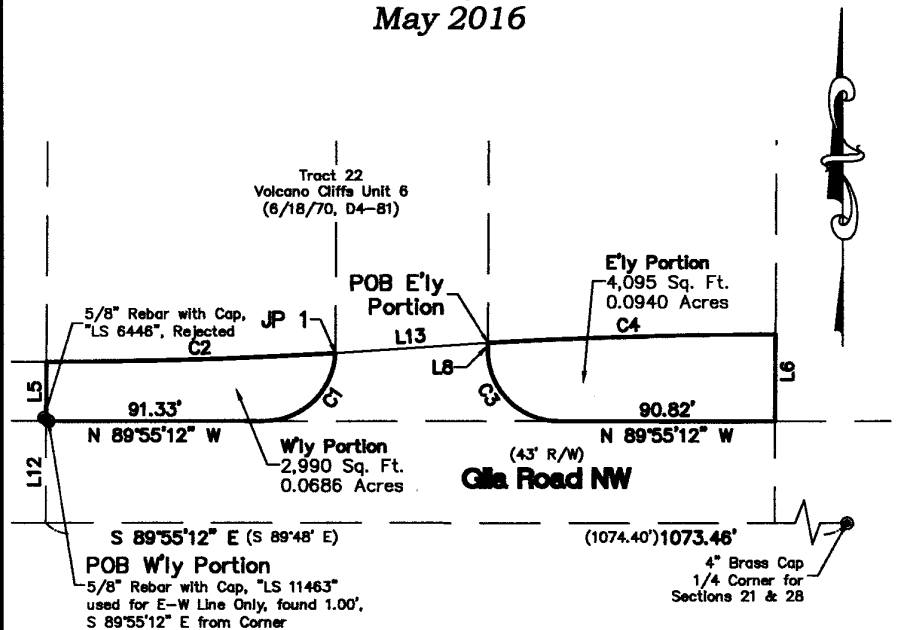


CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 3 of 4
151926

Exhibit for
Portions of Tract 22,
Volcano Cliffs Unit 6
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2016



Line Table		
Line #	Direction	Length (ft)
L5	N 00°18'58\" E	25.00'
L6	S 00°18'32\" W	36.63'
L8	N 00°18'32\" E	2.99'
L12	S 00°18'58\" W	43.00'
L13	N 86°10'27\" E	64.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	45.86'	30.00'	87°35'13\"	41.52'	S 46°17'12\" W
C2	121.27'	1966.00'	3°32'04\"	121.25'	N 88°18'50\" E
C3	47.24'	30.00'	90°13'44\"	42.51'	N 44°48'20\" W
C4	121.03'	2034.00'	3°24'33\"	121.01'	N 88°24'54\" E

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 4 of 4
 151926

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Barbara Mueller
9913 Greene Street NW
Albuquerque, NM 87114

Project #PR-2020-004457
Application#
SD-2020-00197 VACATION OF RIGHT-OF-WAY

LEGAL DESCRIPTION:

All or a portion of **LOT 22, VOLCANO CLIFFS UNIT 6**, zoned R-A, located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD**, containing approximately 6.0 acre(s). (D-9)

On January 6, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request to the City Council based on the following Findings:

1. This is a request to vacate 14,034 square feet of Right-of-Way on Quivira Drive, south of Retablo Drive NW and north of Gila Drive NW, 16-feet in width.
2. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body on the request because the vacation contains more than 5,000 square feet of a street. City Council will make the final decision on the request.
3. The applicant provided notice as required in table 6-1-1 of the IDO.
4. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).
5. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:*

The public welfare does not require that the 14,034 square feet of right-of-way along Quivira Drive proposed to be vacated be retained. The existing right-of-way of Quivira Drive is 68-feet in width, and the classification of the roadway as a minor local road requires a right-of-way of 48-feet, which will still be met after the vacation of 16-feet of right-of-way as proposed. Transportation supported the request.

Staff received public comment on the request from a Neighborhood Association representative from the Montecito West Community Association Incorporated.

6. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.*

Reducing the right-of-way to the current standard of 48-feet is a public benefit since it reduces the unpaved area of land to be maintained. The applicant provided proper notice pursuant to IDO table 6-1-1, and provided concurrence from all affected property owners.

APPEAL: If you wish to appeal the decision for the vacation, you must do so within 15 days of the DRB's decision or by **JANUARY 21, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

ZONING

Please refer to IDO Section 14-16-2-3(A) for the R-A Zone District

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions		<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions	
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)	
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)	
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)	
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)	
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)	
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)	
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals	
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION			
Applicant: BARBARA MUELLER		Phone: 505.321.9099	
Address: PO BOX 93924		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87199	
Professional/Agent (if any): RIO GRANDE ENGINEERING		Phone: 321.9099	
Address: 9916 GREENE AVE		Email: david@riograndeengineering.com	
City: alb	State: nm	Zip: 87117	
Proprietary Interest in Site:		List <u>all</u> owners:	
BRIEF DESCRIPTION OF REQUEST			
SITE PLAN FOR SUBDIVISION APPROVAL			
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 22		Block:	Unit:
Subdivision/Addition: VOLCANO CLIFFS UNIT 6		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): D09	Existing Zoning: RA		Proposed Zoning: RA
# of Existing Lots: 2	# of Proposed Lots: 23	Total Area of Site (acres): 6	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: QUIVIRA DRIVE		Between: VISTA VIEJA	and: RETABLO
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
Signature:		Date:	
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
-			
-			
-			
Meeting/Hearing Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

☒ **SITE PLAN – EPC**

☐ **MASTER DEVELOPMENT PLAN**

☐ **MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

☐ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

X Interpreter Needed for Hearing? no if yes, indicate language: _____

X A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

X Zone Atlas map with the entire site clearly outlined and labeled

X Letter of authorization from the property owner if application is submitted by an agent

X Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

X Signed Traffic Impact Study (TIS) Form

X Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable

X Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)

X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) hearing on 3/3/21

X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

X Office of Neighborhood Coordination neighborhood meeting inquiry response

X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

na If a meeting was requested/held, copy of sign-in sheet and meeting notes

Sign Posting Agreement

X Required notices with content per IDO Section 14-16-6-4(K)(6)

X Office of Neighborhood Coordination notice inquiry response

X Copy of notification letter and proof of first class mailing

X Proof of emailed notice to affected Neighborhood Association representatives

X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

X Completed Site Plan Checklist

X Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

na Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")

X Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)

na Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

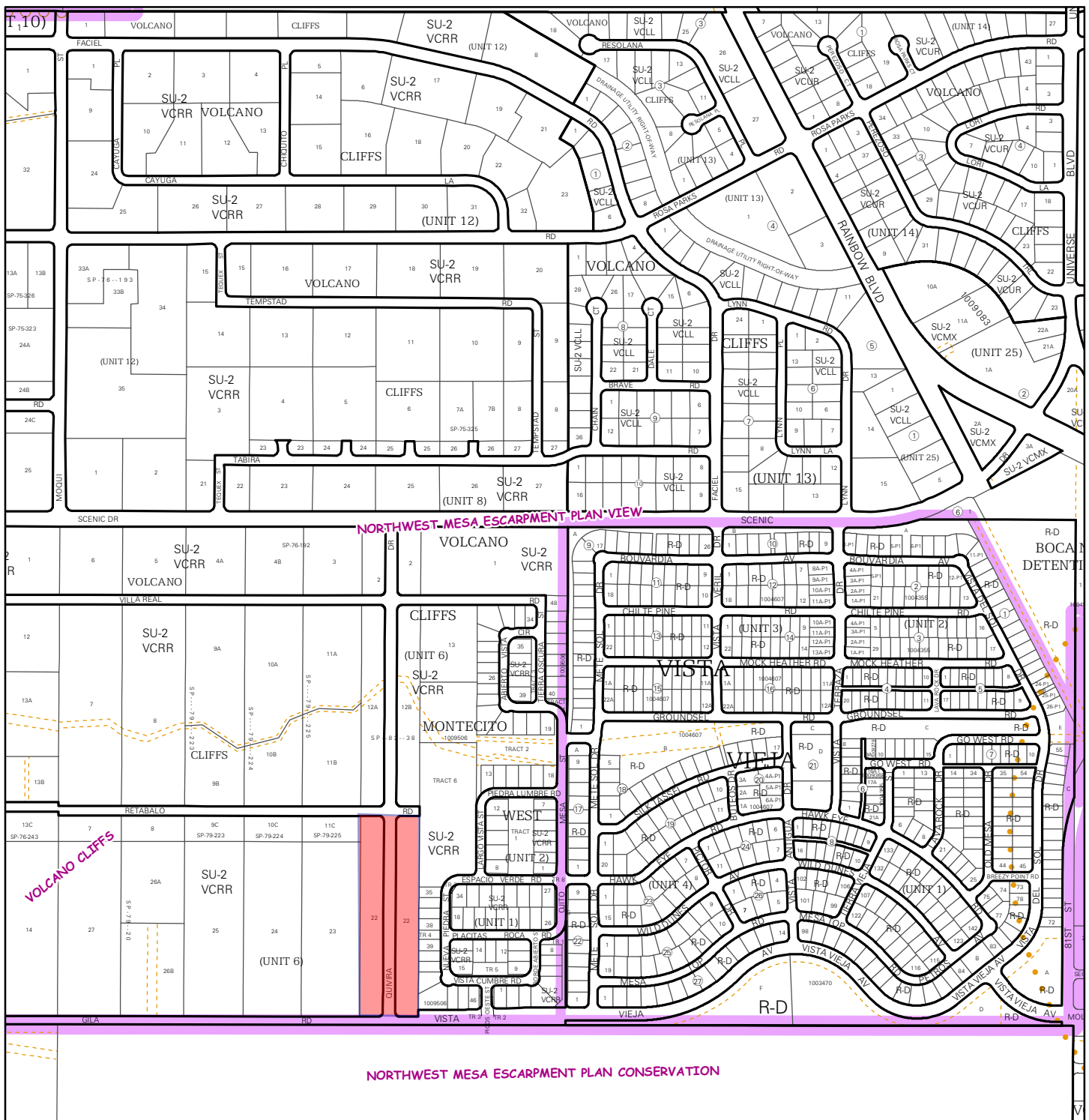
☒ **VARIANCE – EPC**

X In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

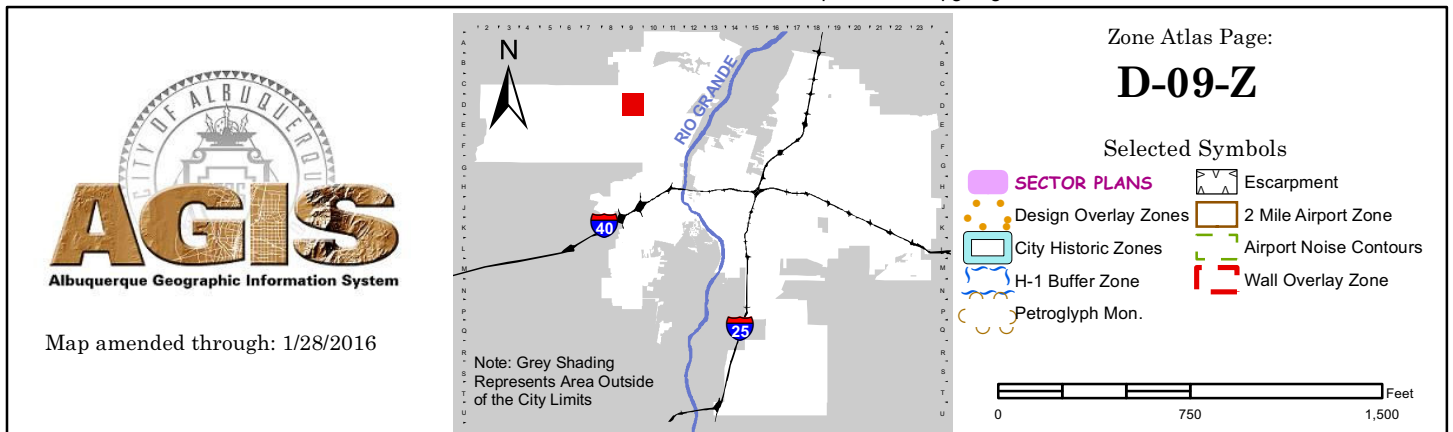
Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>DM</u>	Date: <u>3/30/21</u>
Printed Name: <u>DAVIDSOULE</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	





For more current information and details visit: <http://www.cabq.gov/gis>



Letter of Authorization

I, Barbara Mueller, owner of Tract 22, Unit 6 Volcano Cliffs, hereby authorize David Soule and Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for the vacation of a Right of Way and subsequent preliminary plat approval for the referenced lot within the city of Albuquerque, included EPC hearing

Property Owners: Barbara Mueller

5/20/21

Lozoya, Sergio

From: David Soule <david@riograndeengineering.com>
Sent: Friday, June 4, 2021 7:07 AM
To: Lozoya, Sergio
Subject: quivira

I am modifying the site plan to account for the 45' set back. Im not going to ask for variance, I just want to get through this process so I can be done with the city. It will force 2 story houses on the lots adjacent to open spece, rather than the 1 stories that were planned, but Im just going to follow the rules as written. I will deliver to you by the end of the day.

David



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2019)

Project Title: QUIVIRA SUBDIVISION **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: D-9 **DRB#:** PR-2020-003441 **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 22 VOLCANO CLIFFS UNIT 6
City Address: NOT ADDRESSED- QUIVIRA ROAD AND VISTA VIEJA

Applicant: BARBARA MUELLER **Contact:** DAVID SOULE
Address: PO BOX 93924 ALB NM 87199
Phone#: 321-9099 **Fax#:** NONE **E-mail:** david@riograndeengineering.com

Development Information

Build out/Implementation Year: 2021 **Current/Proposed Zoning:** RA/RA

Project Type: New: (X) Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: (X) Office: () Retail: () Mixed-Use: ()

Describe development and Uses:

23 LOT SUBDIVISION

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 2500SF

Number of Residential Units: 23

Number of Commercial Units: _____

Traffic Considerations

ITE Land Use Code #210 Single-Family Detached Housing

Expected Number of Daily Visitors/Patrons (if known):* AM 21 trips. PM 25 trips

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Driveway(s) Located on: Street Name QUIVIRA

Adjacent Roadway(s) Posted Speed: Street Name VISTA VIEJA Posted Speed 30

Street Name Posted Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (to be completed by City of Albuquerque staff)

Comprehensive Plan Corridor Designation/Functional Classification: _____

Comprehensive Plan Center Designation: _____

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Current/Proposed Bicycle Infrastructure: _____

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [☐] No ☒ **Borderline** [☐]

Thresholds Met? Yes [☐] No ☒

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: [☐]

Notes:

 P.E.

1/29/2021

TRAFFIC ENGINEER

DATE

Submittal

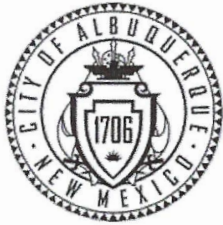
The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer. Call 924-3991 for information.

Site Plan Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: January 28, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004457
Agent: RIO GRANDE ENGINEERING
Applicant: BARBARA MUELLER
Legal Description: TRACT 22 VOLCANO CLIFFS UNIT 6
Zoning: RA
Acreage: 7.8
Zone Atlas Page(s): D-9-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images and NMCRIS records

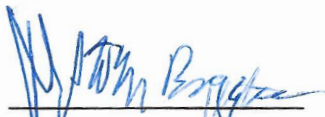
SITE VISIT: N/A

RECOMMENDATIONS:

The property has been disturbed by varying degrees of earth-moving activity since 2015 and everything east of Quivira was surveyed under NMCRIS 126329.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

 1/28/2021
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

July 4, 2021

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Sensitive Lands Analysis for Subdivision- Quivira

Dear Sirs and Madams:

The purpose of this letter is to introduce and explain the sensitive Lands Analysis and how the criteria relate to this site.

FLOOD PLAINS AND FLOOD HAZARD-

Per FIRM PANEL 35001C0111G, this site is entirely in zone X, therefore in not impacted

STEEP SLOPES.

This site slopes from west to east at grades not exceeding 6%, therefore no steep slopes

UNSTABLE SOILS

A soils report was prepared and over excavation for an engineered pad is required, but no unstable soils were identified

WETLANDS

Based upon flood plain mapping and field visits, there are no wetland within project boundary

ARROYO

Based upon topographic survey and development upstream and downstream, there are not arroyos present within the project boundary

IRRIGATION FACILTIES-

There are no irrigation facilities within the project boundary

ESCARPMENT

Based upon field visits and topographic information, there are some underlying rock visible on the surface, but not any outcroppings or features that are considered escarpment

LARGE STANDS OF MATURE TREES

Site has native grasses and a few juniper trees, but no large trees or large group of trees

ARCHAEOLOGICAL SITES

There are no identified Archaeological sites within the project boundary

Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,
David Soule, PE

Enclosures

CABQMaps - Advanced Map Viewer 2.0

Search...



Sign in



Getting Around

Maps & Data Sources

Tasks



Tool Labels



Pan



Zoom In



Zoom Out



Initial View



Previous Extent



Next Extent



Bookmarks



Print



Export



Share



Identify

Navigation Tools

Print and Share

Layers



All Available Layers

Filter Layers...

Filter

Operational Layers

Parcels and Easements

Bernalillo County Parcels

City Parcels

Easements

Addresses

Streets



Building Footprints 2012



Albuquerque Layers

Layers

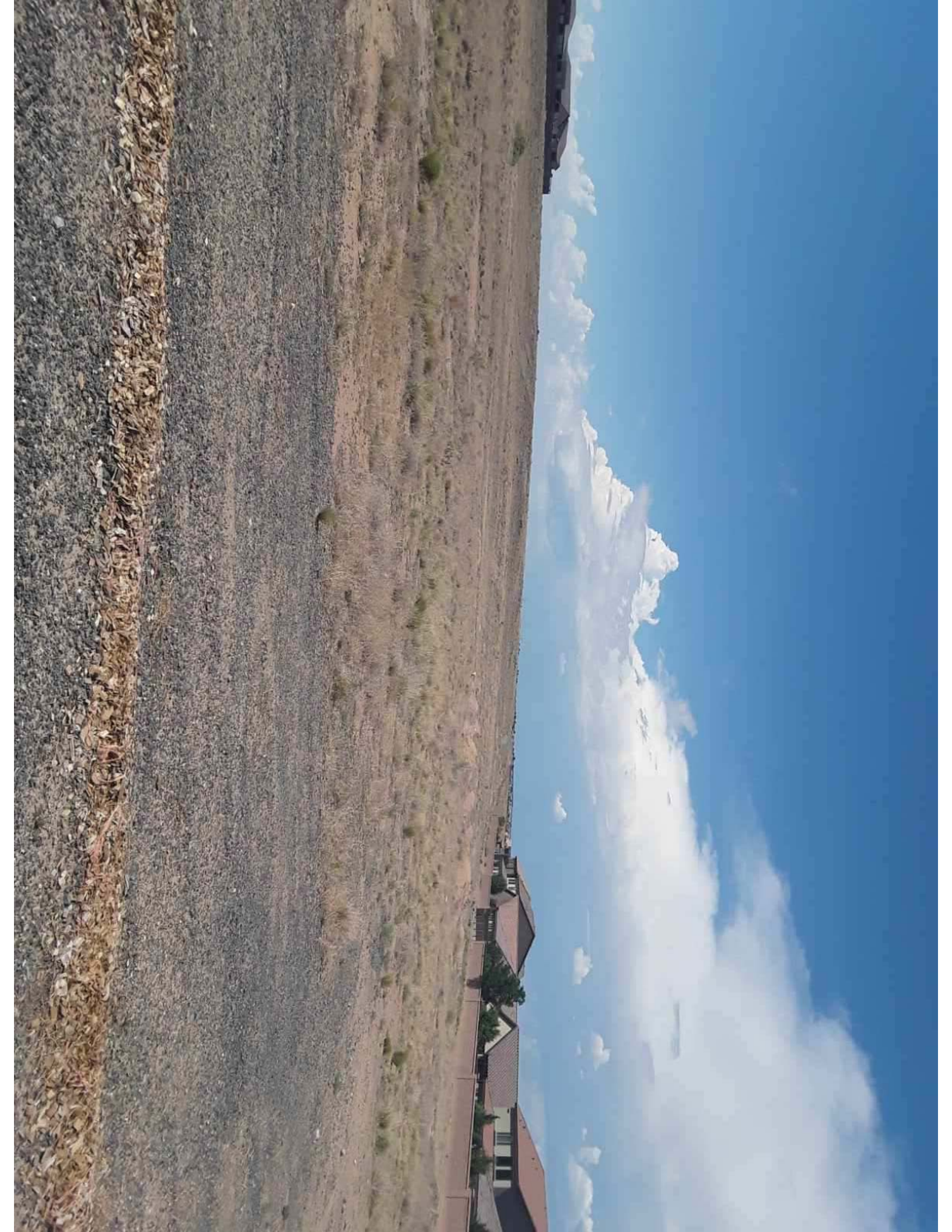


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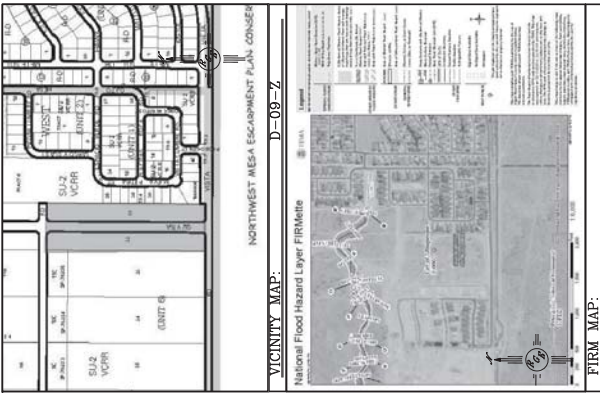
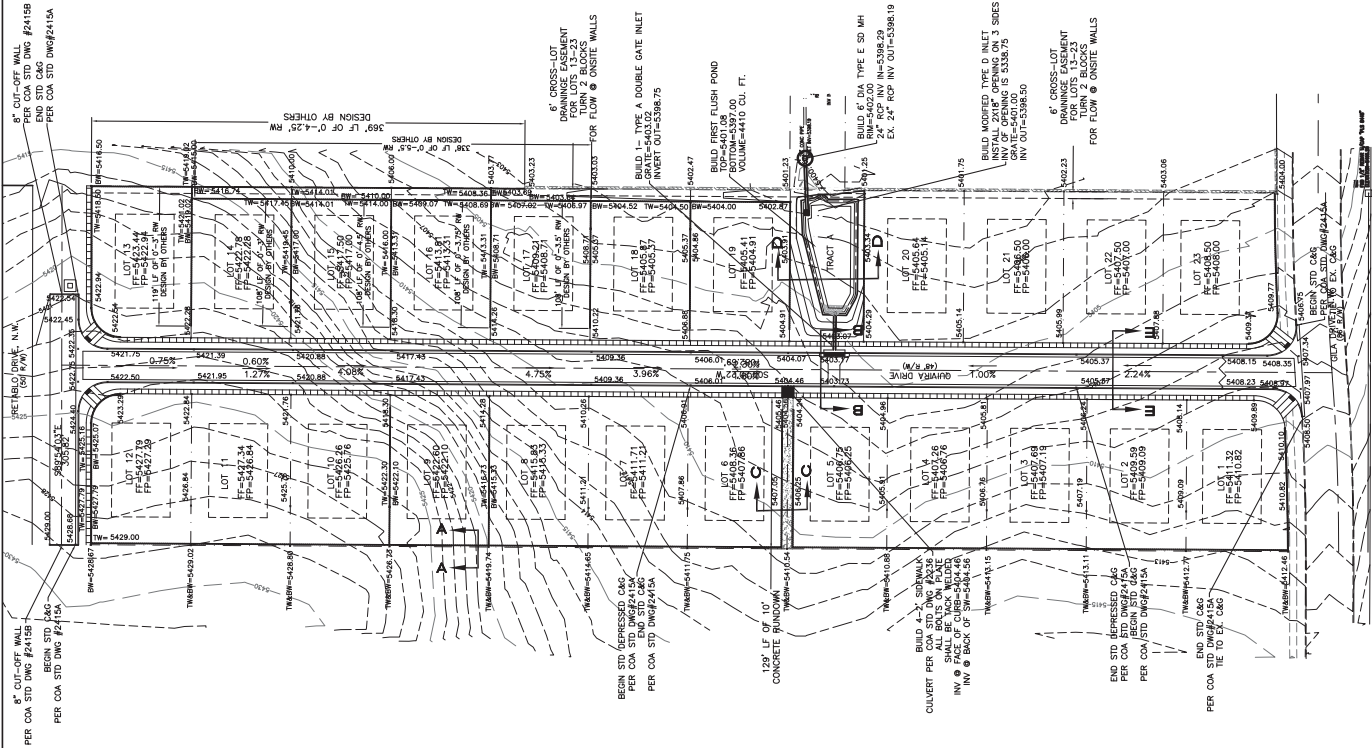
0 150 300ft





EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EROSION CONTROL MEASURES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

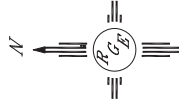
LOTS 1-23, AND TRACT A, QUIVIRA ESTATES

NOTES:

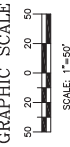
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6\"/>
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 6\"/>
5. ANY CURB OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR EROSION CONTROL CONSTRUCTION EDITION 3

LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	SLOPE TIE
---	EXISTING SPOT ELEVATION
X	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	3\"/>



GRAPHIC SCALE



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO LOCATE ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

ENGINEER'S SEAL	QUIVIRA ESTATES
DAVID SOULE 1/1/23 P.E. #14522	GRADING AND DRAINAGE PLAN
	1000 CENTRAL AVENUE, SE ALBUQUERQUE, NM 87108 (505) 754-1000
	SHEET #
	JOB #
	2102059

GEOTECHNICAL INVESTIGATION

**PROPOSED DEVELOPMENT AT
QUIVIRA HEIGHTS SUBDIVISION
ALBUQUERQUE, NM**

Submitted To:

**Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87507**

Submitted By:

**Florentino Engineering, LLC
26 Sunset Blvd.
Edgewood, NM 87015**

**November 2020
Project No. 20-01806
(Revision No.1)
(Copyright © Florentino Engineering, LLC)**

The results of the laboratory tests are summarized on the enclosed tables presented in Appendix A.

The soil samples presently stored in our laboratory will be discarded after 30 days, unless our office receives a specific request to retain the samples for a longer period.

5.0 SITE AND SUBSURFACE CONDITIONS

5.1 SITE DESCRIPTION

The project site consists of an approximately 8-acre parcel, with even topography, becoming steeper on the north side, and covered with sparse desert vegetation. The site is bound by Vista Vieja Drive to the south, by Retabalo Road to the north, and by residential developments elsewhere.

5.2 SUBSURFACE CONDITIONS

The site soils consisted primarily of light brown silty sand, non-plastic, low moisture, and low density. Well graded sand with silt; non-plastic, with low moisture, and low density were encountered in B-5 and B-6. The upper soils were underlying by a layer of cobbles and boulders bedrock, followed by bedrock.

5.3 GROUNDWATER

Groundwater was not encountered at the time of our investigation. Numerous factors contribute to fluctuations of groundwater levels, however, the valuation of these factors was beyond the scope of this investigation.

5.4 SEISMICITY AND LIQUEFACTION

Based on the observed soil classification groundwater depth, the potential for liquefaction can be considered negligible. In addition, based on the Standard Penetration Test (SPT) blow counts at the explored depths, the site can be characterized as **Seismic Site Class A** in accordance with IBC criteria.

6.0 GENERAL EVALUATION

The site soils may be considered non-expansive, however, based on the relative low density of the upper strata, the soils can become compressible at increasing moisture and under foundation loads. The site soils, **may be re-used as structural fill** if properly processed to comply with the structural fill requirements contained herein. Conventional spread shallow foundation systems can be utilized, provided that the recommendations contained herein are adhered to.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-100 Date: 6/30/21 Time: N/A (sent via email to)

Address: SE corner of Gila RD & Quivira Dr.

AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST:

SITE INFORMATION:

Zone: R-A

Size: Approx. 7.82 acres

Use: Rural Agricultural

Overlay zones: Volcano Mesa-CPO-13 & Northwest

Mesa Escarpment-VP-02

Comp Plan Area of: Consistency

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: X Flood zone, Open Space

Parking: 14-16 5-5

MR Area: Northwest Mesa

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: [Table 5-1-1: Residential Zone District Dimensional Standards](#)

*Neighborhood Organization/s: N/A

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: Site Plan- EPC, Subdivision of land-Major -DRB

Review and Approval Body: EPC, then DRB Is this a PRT requirement? Yes (Table 6-1-1)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-100 Date: 6/30/21 Time: N/A (sent via email)

Address: (SE corner of Gila RD & Quivira Dr)

NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-100 Date: 6/30/21 Time: N/A (sent via email)

Address: (SE corner of Gila RD & Quivira Dr)

Zoning Comments

PRT 21-100

PROPERTY INFORMATION

- Address: 99999 QUIVIRA DR NW
- Apartment: D
- Lot: 22 Block: 0000
- Subdivision: VOLCANO CLIFFS UNIT 6
- Northwest Mesa Escarpment – VPO-2
- Volcano Mesa – CPO-13
- Type: Consistency
- Calculated GIS Acres: 7.2676
- IDO Zoning: R-A
- Old Zoning Designation: SU-2
- Old Zoning Description: VCRR
- Old Zoning Category: RESIDENTIAL

CASE HISTORY

- PR-2020-003899
- PR-2020-004457
- VA-2021-00034

ALLOWABLE USE(S)

- Dwelling, single-family detached

USE SPECIFIC STANDARDS

- 4-3(B)(1) Dwelling, Single-family Detached

DEFINITION(S)

- **Dwelling, Single-family Detached** - A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points. See also Manufactured Home and Development Definitions for Low-density Residential.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-100 Date: 6/30/21 Time: N/A (sent via email)

Address: (SE corner of Gila RD & Quivira Dr)

DEVELOPMENT STANDARDS

- 3-4(N) VOLCANO MESA – CPO-13
- 3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2
- 5-2(J) LOTS ADJACENT TO MAJOR PUBLIC OPEN SPACE EDGES

PROCESS

- 6-6(J)(1) SITE PLAN- EPC , respond to criteria in 6-6(J)(3)
- 6-6(L) SUBDIVISION OF LAND – MAJOR

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

PRT 21-100 (Quivira Drive & Vista Vieja Road/Case No. 2020-004457)

Information for Site Development – Transportation Development

For additional information Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-100 Date: 6/30/21 Time: N/A (sent via email)

Address: (SE corner of Gila RD & Quivira Dr)

- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

- See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
- A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

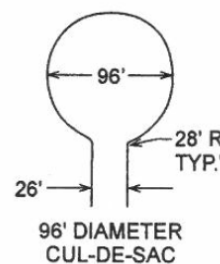
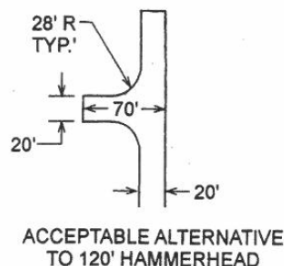
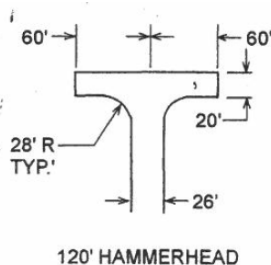
- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-100 Date: 6/30/21 Time: N/A (sent via email)

Address: (SE corner of Gila RD & Quivira Dr)

- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



-
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-100 Date: 6/30/21 Time: N/A (sent via email)

Address: (SE corner of Gila RD & Quivira Dr)

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov

STAFF INFORMATION

May 21, 2021

TO: David Soule, Rio Grande Engineering
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349, slozoya@cabq.gov
RE: Project #2020-004457, Site Improvement

I've done a first review of the application materials for Project #2020-004457/SI-2021-00651. At this stage, I do not have sufficient information to continue with a full review of the request, for the following reasons:

1. The request is for a Site Plan - EPC. IDO 14-16-6-6(J)(3) is the process for the Review and Decision Criteria regarding the Site Plan – EPC process. Your application needs to contain a project letter describing the request, to include a Comprehensive Plan policy analysis, description of the project, subject site, and must satisfy requirements 6-6(J)(3)(a) through 6-6(J)(3)(g). The following case included a Site Plan – EPC, you can look at the applicants project letter for reference: https://documents.cabq.gov/planning/environmental-planning-commission/2021-02-18/Agenda_2%20PR-2018-001398-Griegos%20Rd-siteplan.pdf. You can find other cases here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
2. The secondary request is for a Variance – EPC. IDO 14-16-6-6(N)(3) is the process for the Review and Decision Criteria regarding the Variance – EPC process. Your application needs to contain a project letter describing the request and must satisfy requirements 6-6(N)(3)(a) 1 through 5. Please specify which regulation you would like vary, pursuant to IDO 14-16-5-2(J) Major Public Open Space Edges.
3. Notification must be redone to include both requests, and must contain all of the criteria outlined in IDO 14-16-6-4(K)(1)(b), using the public notification form provided by the Planning Department, which is available online. All information and forms required for public notice can be found here: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Please include a copy of each letter, and mailing receipt in your application.
4. Was a meeting offered to the Neighborhood Associations? If so, please provide proof that a meeting was offered. (I will double check in application).
5. A Pre-Application Review Team (PRT) meeting is required pursuant to IDO Table 6-1-1 Summary of Development Review Procedures, not to be confused with the neighborhood meeting offer. Was one held? If so, please provide the documentation of the meeting. You can sign up for a PRT meeting here: <https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>.

To help keep this project on track, I am requesting that you please provide the items above by noon on Wednesday May 26th, 2021.

May 28th, 2021

TO: David Soule, Rio Grande Engineering
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: PR-2020-004457/SI-2021-00651/ VA-2021-00145 Volcano Cliffs Subdivision

I've completed a first review of this application for a site plan-EPC. I have some questions and suggestions. I am available to answer questions about the process and requirements. Please provide the following:

Updated Project Letter for Site Plan – EPC request, and Variance – EPC request. Both are needed to move forward. A Sensitive Lands Analysis Form must also be completed, I will include the appropriate form in the attachments.

A request for deferral to the July 15th, 2021 EPC Hearing.

I have not begun the review of the Site Plan itself, I will be providing a letter regarding the site plan the week of May 31st.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you as soon as I can.
- B. This is what I have for the legal description: Tract 22, Volcano Cliffs Subdivision Unit 6, zoned R-A, located on Quivira Dr., between Vista Vieja Ave. NW and Retablo Rd. NW, approximately 8.0 acres (D-09-Z)) Is this correct?
- C. Please tell me about your project and relevant related information.

2) Significant Issues:

- A. The first portion of the Site Plan project letter concerning “Developing Urban Areas” is not needed and should be removed from the letter.
- B. Please briefly discuss the RA zone and provide information indicating that the proposed subdivision is allowed in the subject site zone. Please provide information about subject site and surrounding areas, including their zoning designation and land use. Please review a previous application for an example, I have linked one below and included which page the applicant information begins for your reference.
- C. The discussion about each individual requirement under IDO section 5-2(J) is not required.
- D. The responses for Site Plan – EPC Review and Decision criteria are insufficient. Criterion 14-16-6-6(J)(3)(c), (d), (e), and (f) should include demonstration as to how the proposal meets

those requirements. The language used in the project letter is typically reserved for staff. See example [here](#). The applicants letter starts on page 65 of the linked document, and the Review and Decision criteria begins on page 68.

3. Summary of Missing Application Materials:

- A. IDO 6-4 (B) Pre-Application Meeting to include both Variance – EPC and Site Plan - EPC
 - a. 6-4(B)(2) A pre-application meeting with City staff is required for those types of applications indicated in Table 6-1-1, and those types of applications will not be accepted until a pre-application meeting is held.
 - b. Meeting cannot be held until after the deadline to submit materials for full consideration by Staff (June 7th).
- B. IDO 6-4 (C) Pre-Submittal Neighborhood Meeting to include both Variance – EPC and Site Plan - EPC
 - a. 6-4(C)(1) For those types of applications where Table 6-1-1 requires a meeting with a neighborhood to be offered, the applicant shall offer at least 1 meeting to all Neighborhood Associations whose boundaries include or are adjacent to the subject before filing the application. In such cases, project applications will not be accepted until a pre-submittal neighborhood meeting has been held, or the requirements for a reasonable attempt in Subsection (3) below have been met.

Please thoroughly review all requirements for Pre-Submittal Neighborhood Meeting (For example: 6-4(C)(5) The pre-submittal neighborhood meeting shall be facilitated by the City's Alternative Dispute Resolution (ADR) Office...)
- C. IDO 6-6(N)(3) Review and Decision Criteria for Variance – EPC
 - a. Please provide a project letter indicating the Variance request, proposed variance, and fulfillment of the criterion described in section 6-6(N)(3) Review and Decision Criteria
- D. Sensitive Lands Avoidance Form.
- E. 6-4(K) Public Notice as required for both Site Plan – EPC, and Variance – EPC
- F. Updated project letter for IDO 6-6(J)(3) Review and Decision Criteria for Site Plan - EPC

June 29th, 2021

TO: Davide Soule, Rio Grande Engineering

From: Sergio Lozoya, Planner, City of Albuquerque

Tel: 505 924-3349

Re: Quivira Site Plan

Hello David,

Below are my mark-ups for the proposed site plan. I have done my best to capture everything in this review, if anything else comes up I will let you know. Contact me if you have any questions or concerns.

Site Plan:

- A. Remove “EPC Conditions”, keep relevant notes under a separate category (i.e., General Notes).
- B. Dimension lots (or add and label typical dimensions for varying lots) or add provide a table with lot dimensions to show compliance with IDO Table 5-1-1: Residential Zone District Standards.
- C. Update vicinity map with current zoning and include Major Public Open Space Boundaries.
- D. Identify adjacent Major Public Open Space Boundaries.
- E. Dimension building setbacks (provide a typical dimension) to show compliance with IDO subsection 14-16-3-4(N)(3) Setback Standards.
- F. Add note: All future development shall adhere to CPO-13 Volcano Cliffs Character Protection Overlay pursuant to IDO subsection 14-16-3-4(N)
- G. Add note: All future development shall adhere to VPO-2 Northwest Mesa Escarpment pursuant to IDO subsection 14-16-3-6(E)
- H. Add note: All future development shall adhere to IDO subsection 5-2(J) Major Public Open Space Edges.
- I. Call out walls with keyed note, clearly label/identify new walls.
- J. Keyed note D: Sidewalks must be 5’ pursuant to the DPM
- K. Dimension all sidewalks (can be a typical dimension).
- L. Clearly show property lines.
- M. Provide parking calculations pursuant to IDO Table 5-5-1: Minimum Off-street Parking Requirements
- N. Show/call out driveways to demonstrate compliance with IDO subsection 5-3(C)(3)(B): For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long.
- O. Show proposed lighting.

Landscape Plan:

- A. Show landscape calculations and demonstrate compliance with IDO section 14-16-5-6(C)(2) Minimum Landscape Area and 14-16-5-6(C)(2)(c) 1 & 2.
- B. Landscape plan shall adhere to IDO subsection 5-6(C)(4) through IDO subsection 5-6(C)(10)
- C. Pursuant to IDO subsection 14-16-5-2(J)(2)(a), a landscape buffer with a minimum width of 45 feet will be provided along all edges of the subject site that are adjacent to Open Space boundaries.
- D. All landscaping in the 45-foot Open Space buffer shall be approved by the Open Space Superintendent, pursuant to IDO subsection 14-16-5-2(J)(2)(a)

Grading and Drainage Plan:

- A. A brief narrative shall be provided discussing existing conditions, and proposed conditions for grading and drainage.
- B. Details on sheet 3A:
 - a. Provide materials and finish on wall details.
 - b. Walls shall comply with 3-4(N)(5)(b) Building Design and Standards
 - c. Wall elevation is needed to show compliance with IDO subsection 5-7(E)(3) Wall Design for all walls facing Major Public Open Space.

Conditions from the Open Space Division:

- A. Landscaping shall consist of native or naturalized plant species on all lots within 330 feet of Major Public Open Space (MPOS). Certain plants on the plant legend, including Russian sage and maiden grass, aren't appropriate for development adjacent to MPOS as they have the potential to spread and establish themselves as invasive species; the OSD recommends using native or naturalized alternatives to these species.
- B. Retablo Drive and the associated sidewalk will dead-end on the east end at the MPOS. The Open Space division is willing
- C. The Grading and Drainage Plan states "4. Repair of damaged facilities and cleanup of sediment accumulations on adjacent properties and in public facilities is the responsibility of the contractor." However, no disturbance is permitted to the adjacent MPOS and the contractor must prevent sediment, erosion, debris, and any other damage from occurring.

Conditions from Parks and Recreation:

- A. The buffer on the southern part of the Site Plan is not clear. What is the starting line? Technically, the buffer should be located fully on the subject property and not include public right-of-way. They should be able to justify the Variance given the unique situation across right-of-way, but it does not appear to meet the requirement yet.

NOTIFICATION

David Soule

From: Carmona, Dalaina L. [dlcarmona@cabq.gov]
Sent: Tuesday, September 22, 2020 3:02 PM
To: david@riograndeengineering.com
Subject: quivira between retabelo and vista vieja Neighborhood Meeting Inquiry
Attachments: d-09 zap.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email
Montecito West Community Association Incorporated	Glenn	Tegtmeyer	glenn@tegtmeyer.us
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit:

<https://www.cabq.gov/planning/online-planning-permitting-applications> with those types

David Soule

From: David Soule [david@riograndeengineering.com]
Sent: Thursday, April 01, 2021 10:55 AM
To: 'aboard111@gmail.com'; 'glenn@tegtmeyer.us'
Cc: 'ekhaley@comcast.net'; 'bhetherington@aamnm.com'
Subject: Another offer of meeting

Attachments: submittal.pdf

Hello, I know we have met before, but at the last drb hearing I was instructed this site must have a site plan approved by the epc. I am submitting to them the same configuration. I have attached the submittal as prepared. This email is required to be sent again.

David Soule
321.9099



submittal.pdf (3
MB)

Lozoya, Sergio

From: David Soule <david@riograndeengineering.com>
Sent: Tuesday, June 29, 2021 4:44 PM
To: 'David Soule'; aboard111@gmail.com; glenn@tegtmeyer.us
Cc: ekhaley@comcast.net; bhetherington@aamnm.com; Lozoya, Sergio
Subject: RE: Another offer of meeting- EPC site plan approval SI-2021-00654
Attachments: epcrequestletter0621521.pdf; REVISED SITE PLAN PACKAGE 062121.pdf

<<...>> <<...>>

I am required to offer nother meeting with the neighborhood association. I am to be clear this is for the Environmental planning commission meeting on July 15. Not the Vacation or preliminary plat of the same configurate that we met previously. The proposed site plan has not changed significantly from the previous. The only material change from the last email is we elected not to ask for a variance to the requirement for a 45 buffer next to your undeveloped neighborhood park, it is considered major public openspace. Please let me know if you want to meet again.

David Soule,
Rio Grande Engineering
505.321.9099

From: David Soule [<mailto:david@riograndeengineering.com>]
Sent: Thursday, April 01, 2021 10:55 AM
To: 'aboard111@gmail.com'; 'glenn@tegtmeyer.us'
Cc: 'ekhaley@comcast.net'; 'bhetherington@aamnm.com'
Subject: Another offer of meeting

Hello, I know we have met before, but at the last drb hearing I was instructed this site must have a site plan appoved by the epc. I am submitting to them the same configuration. I have attached the submittal as prepared. This email is required to be sent again.

David Soule
321.9099
<< File: submittal.pdf >>

6/21/21

Neighborhood Associations, Neighbors

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Site Plan for Subdivision- Quivira
PR-2020-004457/EPC SI-2021-00654/VA-2021-00145**

Dear Sirs and Madams:

The purpose of this letter is to introduce and explain the proposed Site Plan approval request. This project was previously reviewed by the DRB for Sketch plat, vacation of right of way and Preliminary plat. It was determined at the most recent DRB meeting that this site must be reviewed by the EPC in accordance with 5-2(J)(2)(b):

Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).
2. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property

The proposed request is for the site plan approval to create 23 lots and one drainage tract from a Single 6 acre tract containing 2 parcels. The replat will dedicate existing roadway easements on Vista Vieja road (formally Gila) as right of way. The replat will complete the previously approved vacation of 16 feet of Right of way on Quivira drive. This plan shall be consistent with the goals, policies and requirement of the Comprehensive plan and the IDO. The following are the applicable policies and a summary as to how this site plan addresses and conforms.

Albuquerque/Bernalillo County Comprehensive Plan

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposal will enhance the Montecito and Vista Vieja subdivision to the east and west, by providing housing in an established area of the City. The subject site is located on Vista Vieja Avenue, which connects to Unser; future residents will have access to a variety of commercial uses in the area. The proposed development will serve to preserve the existing, distinct community by providing additional housing on an otherwise undeveloped lot. The infill development is consistent with the neighborhood and will protect the surrounding area from harmful types of development. The request is consistent with Goal 4.1 Character.

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

This proposed site plan will enhance and protect the neighborhood by developing a vacant lot with residential uses in an area that is primarily residential. The new homes ensure development consistent with Areas of Consistency, which are intended for residential, largely single-family home, development. Since the subject site is undeveloped, the neighborhood will be preserved and strengthened as the homes are built out and occupied. The request is consistent with Policy 4.1.4 – Neighborhoods.

Chapter 5: Land Use

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject site is located within a mile of the high school, middle school and elementary school. The proposal fosters a community where residents can live, educate their children, learn and play by providing housing near existing neighborhoods with access to public open space. The request is consistent with Goal 5.2 Complete Communities.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed site plan is located within an established area of the City that is already served by existing infrastructure. There are available utilities for the development to tie into, and public facilities such as the adjacent schools, Parks, Arterial roadways (Unser) and major public open space. The proposal supports additional growth in an area with existing infrastructure and public facilities. **The request is consistent with Policy 5.3.1 Infill Development.**

Goal 5.6 City Development Areas: Encourage growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The Site Plan proposes the development of 23 quarter acre single-family dwellings in a RA zone district. The subject site is located within an Area of Consistency, which encourages development that is compatible in scale and character with the surrounding area. Areas of Consistency include but are not limited to single-family residential zones and parcels with single-family residential uses. The proposal consists of single family dwellings with lots designed to RA standards. The surrounding neighborhood is largely zoned R-1C and RA. **The request is consistent with Goal 5.6 City Development Areas.**

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers of Corridors, parks, and Major Public Open Space.

The proposed development enhances and protects the character of the area by adding 23 single-family dwellings to the neighborhood on a currently vacant lot. The site plan protects the overall character of the existing single-family neighborhood by using design standards in the RA zone district. The surrounding area is largely a consistent single family neighborhood zoned R-1 and RA. **The request is consistent with Policy 5.6.3 Areas of Consistency.**

Chapter 7: Urban Design

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposal reinforces the sense of place by using development pattern similar to the existing neighborhoods. The proposal uses design standards for the RA zone and is providing 23 single family homes in an area that is largely residential. The proposal ensured context sensitive design by limiting the entrance to the development to Vista Vieja **The request is consistent with Goal 7.3 Sense of Place.**

Chapter 9: Housing

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The proposal promotes housing design that is compatible with the natural and built environments by using plants typically found in the southwestern natural environment. The proposal uses drainage ponds as a means of a natural storm water management feature. The access to the proposal is from Vista Vieja Rd. The site development is governed by IDO character protection area 13, which assures color palate, facade treatments and heights. **This request is consistent with Goal 9.2 Sustainable Design.**

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship with the street.

The site development is governed by IDO character protection area 13, which assures color palate, facade treatments and heights. It is also governed by View protection area two which limits heights to be consistent with existing residences. **The request is consistent with the Policy 9.2.1 Compatibility.**

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed site plan is located within an established area of the City that is already served by existing infrastructure. There are available utilities for the development to tie into, and public facilities are available. The proposal supports increased housing density in an area with existing infrastructure and public facilities. The density is consistent with the existing. **The request is consistent with Goal 9.3 Density.**

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services an maintaining the scale of surrounding development.

This site plan provides an opportunity to increase housing options where there are available services and are near similar uses. The subject site is within a mile of all grade levels and public opens space which will be easily accessed by future residents. The request maintains the scale of the surrounding development because the proposal includes homes which are similar in size and scale to existing homes within the community. **The request is consistent with Policy 9.3.2 Other Areas**

IDO

14-16-5-2(J)(1)(a) Access and Connectivity

Provide pedestrian and bicycle access to the major public open space consistent with the city's adopted bikeway and trails facility map...

This site conforms with the facilities map and allows for pedestrian and bicycle access to the open space south of site through existing entrances.

14-16-5-2(J)(1)(b) Landscaping, buffering and screening

1. Use native and or natural vegetation for landscaping.

The landscape uses natural vegetation and native as practical

2 Screen mechanical equipment and support areas

This site is governed by view protection area 2, which requires screening. The site plan refers to this requirement

14-16-5-2(J)(1)(c) Outdoor lighting

Design lighting pursuant to section 14-16-5-8

This site is governed by character protection area 13. The site plan references the requirement

14-16-5-2(J)(1)(d)Color

1. Limit colors of exterior surfaces of structures...to those with LRB rating between 20 and 50 percent

This site is governed by character protection area 13. All future development must conform as referenced on the site plan

2. Colors shall blend with surrounding environment...

This site is governed by character protection area 13. All future development must conform as referenced on the site plan

3. Trim materials and facades constitute less than 20% of facades opaque surface of any color.

This site is governed by character protection area 13. All future development must conform as referenced on the site plan

14-16-5-2(J)(1)(e)signs

1. Electric signs are prohibited.

No signage proposed as stated on site plan

2. Signage shall be located to minimize visibility...

No signage proposed as stated on site plan

14-16-5-2(J)(2)(a) development on lots of any size adjacent to Major Public Open space shall:

1. Be platted or designed to incorporate single-loaded streets between Major Public Open space and development, with access generally prohibited.... A landscape buffer width of 45' may be substituted as approved by open space vegetation.

This site is already platted such that there is a single loaded street (Vista Vieja) between the major open spaces to the south. The site is not adjacent to open space to the west;

there are no common property lines. The major public open space at the Northeast corner is identified as major public open space, yet is zoned RA and was dedicated to the city for park within the Montecito subdivision. It is disjointed from a congruent open space area. Based upon city staff comments we are providing a 45' buffer from the existing property lines where it abuts major public open space. Initially we were requesting variance, but have elected to conform per city comments.

2. For Cluster development and multi-family dwellings...

This site is not a cluster or multifamily development

3. Locate lower density and less intense uses abutting... in any mixed use zone

This site is not a mixed use zone

4. Include a landscaped strip between off-street parking and major public open space....

There is a public roadway and associated 6' landscape buffer existing per DPM standards.

5. Limit height of site lighting luminaires to 20'

This site is no on site lighting, the only luminaires will be public city street lights

6. Incorporate Crime prevention through environmental design principles.

This site is a single family residential subdivision, this requirement does not apply

7. Manage storm water per subsection 14-16-5-4(H)

This site has an approved grading plan consistent with this requirement

8. Design grading per subsection 14-16-5-4(J)

This site has an approved grading plan consistent with this requirement

9. Locate and design vehicle access, circulation and parking per subsection 14-16-5-5(F) and 14-16-5-6(F)

This site is a single family residential development, this standard does not apply

10. Locate and design all walls, fences, retaining walls and combination of those site features facing major public open space in compliance with all applicable standards in section 14-16-5-7(E)(4)

All walls adjacent to major public open space complies

11. Prevent and mitigate construction impact per the DPM

The development of this site shall be permitted in accordance with DPM standards

14-16-5-2(J)(2)(b) development on lots 5 acres or greater adjacent to Major Public Opens Space shall:

1. Comply with requirements of subsection (a).

This site shall comply as described above.

2. not create any material negative environmental impacts on the visual, recreational, or

habitat values of Major public open space.

This site development is consistent with all the adjacent developments and does not have negative impact.

3. Locate and design vehicle access, circulation, and parking to minimize impact to major public open space.

The access is and existing public roadway and the site is single family residential, the impacts have been minimized

4. Design grading and manage storm water to minimize impact to major public open space.

This site does not drain or have storm water impact on major public open space.

5. Locate, design, and orient site lighting to be compatible with major public open space, including consideration of periphery lighting and lighting of any pedestrian access...

This site does not propose site lighting, and does not have any pedestrian access points to major public open space.

6. Design walls to balance the following needs as appropriate on a case by case basis

(a). aesthetics that blend with the natural environment.

(b). Safety and surveillance

(c) Screening and privacy

This site is a single family residential development. Each lot will have rear and side yard walls that shall conform to all standards as shown on site plan and current city rules.

7. Locate, design and orient signage to minimize impact to major public open space.

This site shall not have signage other than street identification signs as required.

8. Be reviewed by the Environmental Planning Commission pursuant to subsection 14-16-6-6(J).

This submittal satisfies this requirement.

9. Have an approved Site plan-EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on Major Public Open space and maximize compatibility of the proposed development prior to the submittal of any request for platting.

This submittal shall satisfy this requirement

14-16-6-6(J)(3)(a)

The Site Plan is consistent with the ABC Comp Plan, as amended.

This area is identified as developing urban. The proposed density conforms

As demonstrated in the policy analysis above, the request is consistent with applicable Comprehensive Plan goals and policies

14-16-6-6(J)(3)(b)

The site Plan is consistent with any applicable terms and conditions in any previously

approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject-site is zoned RA, typically a Site plan is not required for this zone, due to proximity to major public open space this site is required. This request (should it be approved) will establish the governing Site Plan

14-16-6-6(J)(3)(c)

The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Residential, Single Family Dwelling development are acceptable in this proposed Site Plan.

14-16-6-6(J)(3)(d)

The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development. This site has already been reviewed by the DRB once and will be delegated to them for final sign-off

14-16-6-6(J)(3)(e)

The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will assure compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area

14-16-6-6(J)(3)(f)

If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply

14-16-6-6(J)(3)(g)

If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion.

parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area, IDO section 6- 6(J)(3)(g) does not apply.

The request for variance to 45' buffers to major public open space is no longer being requested. Should you have any questions regarding this submittal, feel free to contact me.

This request shall be heard at the July 15th meeting. This meeting may be remote. To attend the meeting remotely, the following is the link for this hearing
<https://cabq.zoom.us/j/2269592859>

Sincerely,

David Soule, PE

Enclosures

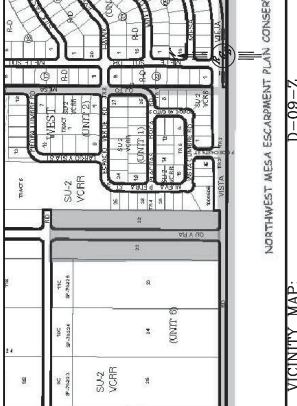
cc: neighbors and neighborhood association

PROJECT NUMBER:
APPLICATION NUMBER:

As the undersigned Professional Engineer, I hereby certify that I am a duly Licensed Professional Engineer in the State of Arizona, and I am duly qualified to prepare and seal the plans and specifications for the construction of the above described project, and I am duly qualified to prepare and seal the plans and specifications for the construction of the above described project.

DMS SITE DEVELOPMENT PLAN APPROVAL

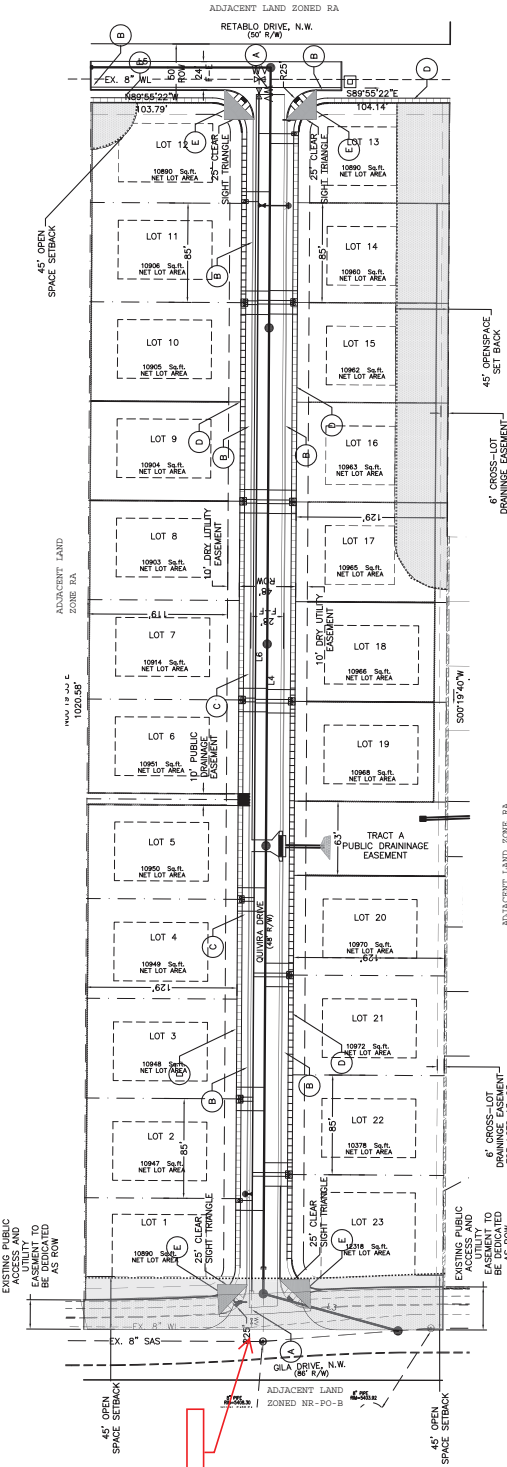
Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Public Works & Recreation Department	Date
City Engineer	Date
Environmental Health Department (Conditionals)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



LEGAL DESCRIPTION:
LOTS 1-23, AND TRACT A, QUIVIRA ESTATES

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION AND WASTE WASTE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB
- BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- 45' OPEN SPACE SETBACK

KEYED NOTE:
A) ADJACENT GUTTER PER COA STD DWG #2420
B) ADJACENT CROSS SLOPE @ SEC A-A TO PROVIDE
C) STANDARD CROSS SLOPE MAX STD DWG #2415A
D) STANDARD DEPRESSION C&G PER COA STD DWG #2415A
E) SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
F) HANDICAP RAMP SEE DETAIL

- EPC CONDITIONS
- GET BUILDING 24' FRONT, 15' SIDE WARD, 15' REAR
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET
 - COLORS SHALL CONFORM TO DD 14-16-5-2(J)(1)(D)
 - NO LUMINAIES EXCEEDING 20'. ANY BUILDING LIGHTING SHALL COMPLY WITH DD 14-16-5-2(J)(2)(B)
 - ALL WALLS ADJACENT TO MAJOR PUBLIC OPEN SPACE SHALL COMPLY WITH DD 14-16-5-7(E)(4)
 - MAXIMUM BUILDING HEIGHT SHALL BE 18' EXCEPT 50% OF FOOT PRINT MAY BE 26'

SITE DATA

- TRAFFIC VOLUME: 7,125K VCS
- DENSITY UNITS: 3.23 D/U'S (AT MAXIMUM BUILD OUT)
- EXISTING ZONING: RA
- PROPOSED ZONING: RA
- PROPOSED USE: INDIVIDUAL RESIDENTIAL

SHEET INDEX

- SITE PLAN FOR BUILDING PERMIT
- LANDSCAPE PLAN
- GRADING AND DRAINAGE PLAN
- GRADING AND DRAINAGE DETAILS
- MASTER UTILITY PLAN

QUIVIRA ESTATES

SITE PLAN FOR BUILDING PERMIT

Rio Grande Engineering

DATE: 01/11/2023
PROJECT: 2102059

OWNER'S SEAL

DAVID SOULE
P.E. #14522

ENGINEER'S SEAL

DAVID SOULE
P.E. #14522

SHEET #

1

JOB #

2102059

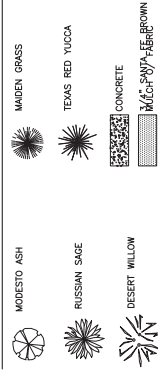
LANDSCAPE NOTES

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPE MAINTENANCE ORDINANCE AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION OF FROM WATER WASTE ORDINANCE, WATER WASTE ORDINANCE, IN GENERAL WATER CONSERVATION, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT 100% PLANTING DENSITY.
NO PARKING SPACE SHALL BE GREATER THAN 1'0" FROM THE TRUNK OF A PARKING LOT TREE (MIN. LANDSCAPE ORDINANCE).
ALL ROCK MULCH SHALL HAVE A MIN. DEPTH OF 3".

IRRIGATION NOTES

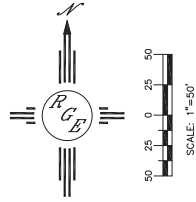
IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
RECEIVE 2 (1.0) GPH DRIP EMITTERS, DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
POINT OF CONNECTION FOR IRRIGATION SYSTEM IS IN THE MECHANICAL ROOM OF THE NORTH BUILDING AS INDICATED ON THE IRRIGATION PLAN.
IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE IN THE MECHANICAL ROOM OF THE NORTH BUILDING AS INDICATED ON THE IRRIGATION PLAN.
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
DRAINAGE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
STREET TREES SHALL BE CONNECTED TO SITE IRRIGATION SYSTEM AND MAINTAINED BY THE PROPERTY OWNER.

PLANT LEGEND



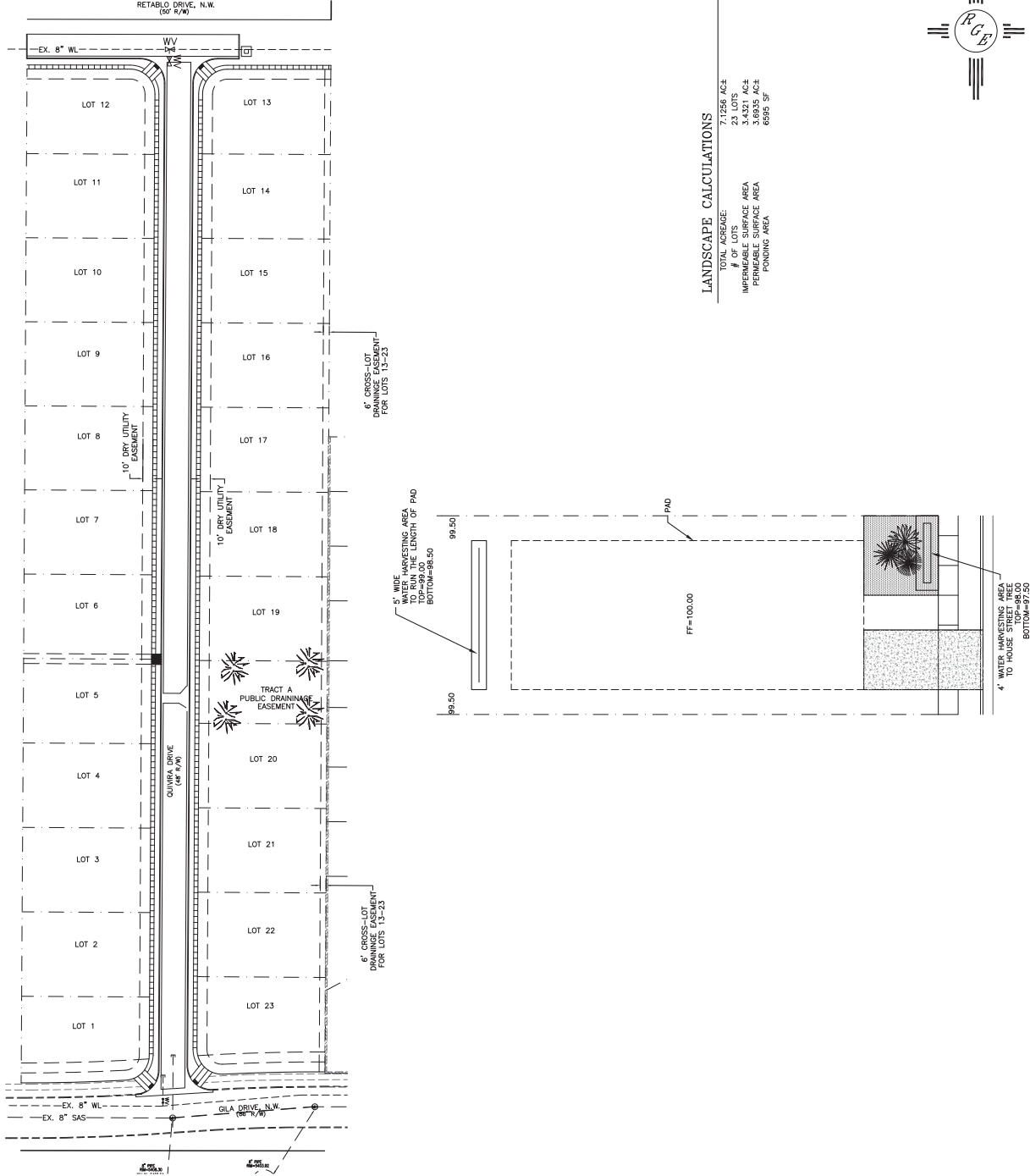
LANDSCAPE CALCULATIONS

TOTAL ACREAGE:	7.1256 AC±
# OF LOTS	23 LOTS
IMPERMEABLE SURFACE AREA	3.4321 AC±
PERMEABLE SURFACE AREA	3.6935 AC±
PONDING AREA	0.0953 SF



TYPICAL LOT LANDSCAPING PLAN

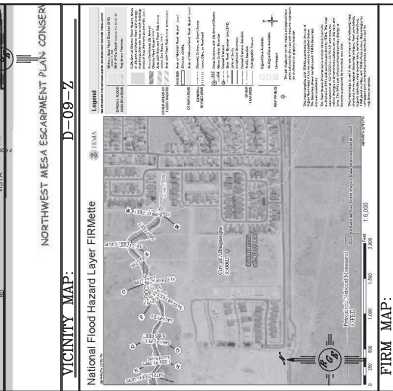
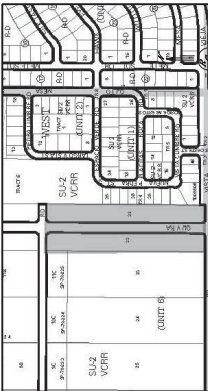
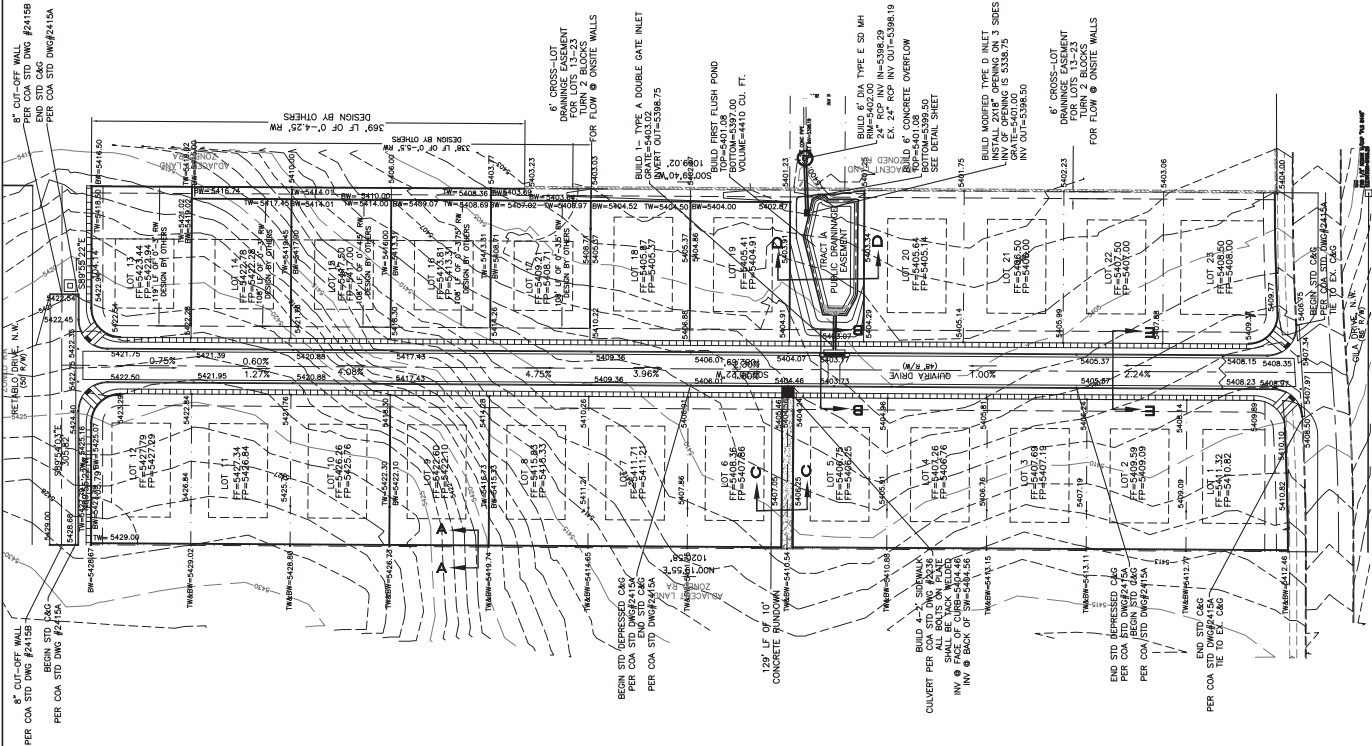
NTS



ENGINEER'S SEAL	QUIVIRA ESTATES	OWNER'S SEAL
DAVID SOULE P.E. #14522	LANDSCAPE PLAN	DATE 3-09-21
		SHEET # 2
		JOB # 2102059
		PROJECT ADDRESS 10000 N. 100th Ave Suite 200 Aurora, CO 80015

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EROSION CONTROL MEASURES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

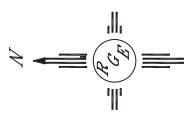
LOTS 1-23, AND TRACT A, QUIVIRA ESTATES

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 308R-08. UNLESS OTHERWISE NOTED.
5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR EROSION CONTROL CONSTRUCTION EDITION 3

LEGEND

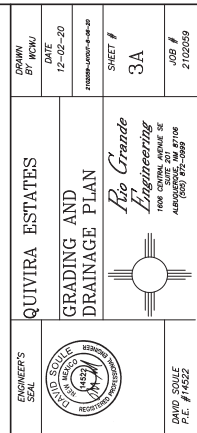
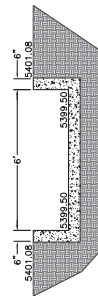
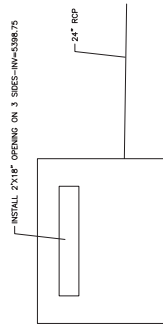
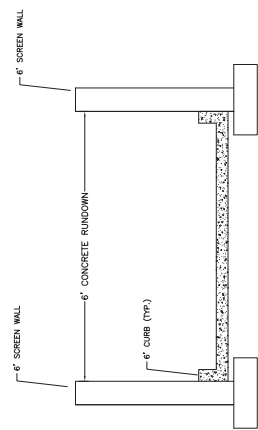
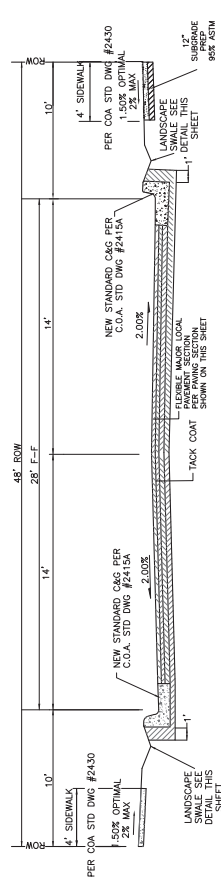
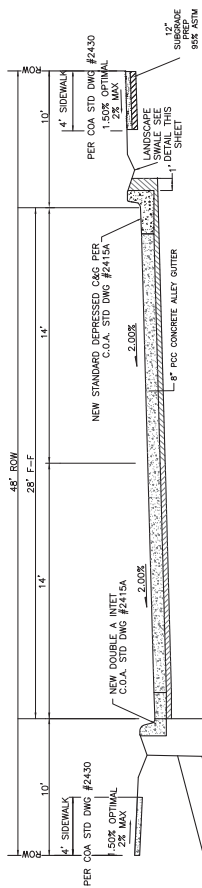
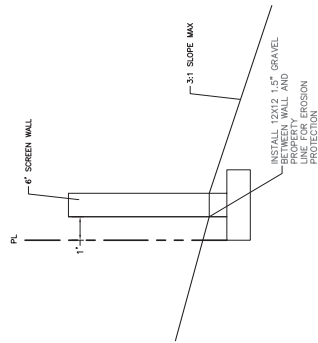
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- 3" ADA PATH-2% MAX SLOPE



GRAPHIC SCALE
50 20 0 20 40 60
SCALE: 1"=50'

	ENGINEER'S SEAL	QUIVIRA ESTATES
	SEAL	GRADING AND DRAINAGE PLAN
		SHEET # 3
DAVID SOULE 1606 CENTRAL AVENUE SE ALBUQUERQUE, NM 87106 TEL: 505.754.1606		JOB # 2102059

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO VERIFY THE
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE
THE LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.





Quivira and Retablo

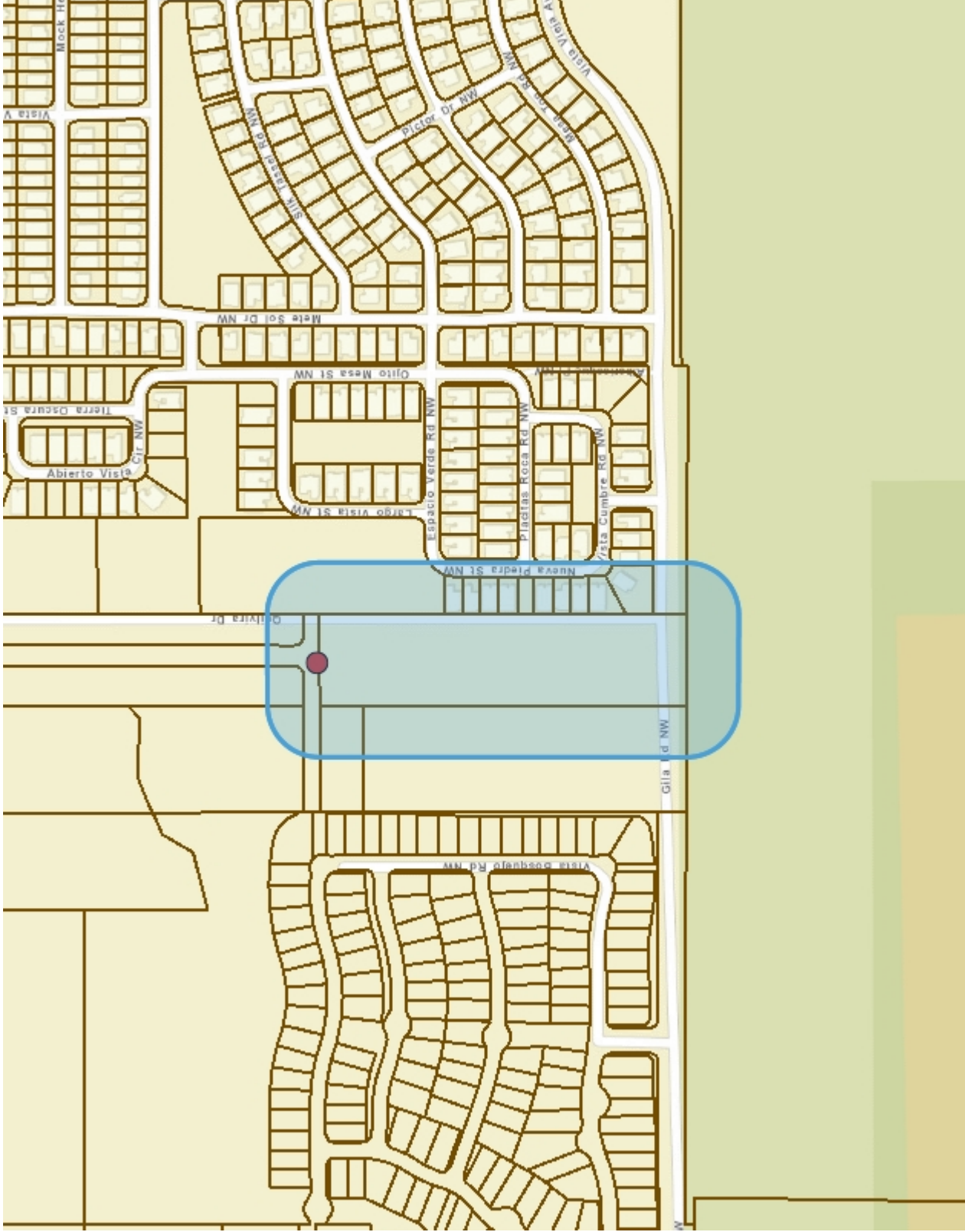


Legend

Bernalillo County Parcels

Notes

Buffer: 160 Ft.
ROW Retablo: 60 Ft.





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RGE
P.O. Box 93924
ABQ NM 87199



To: Found, Edward C. Kendall
Pompeys
3130 Holly Green Dr.
Kingwood TX 75339-1369

PS Form 3817, April 2007 PSN 7530-02-000-9065



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To: City of ABQ
P.O. Box 1293
ABQ NM 87103



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RGE
P.O. Box 93924
ABQ NM 87199



To: Marquez Thomas M.
Lata Elizabeth Hope
6735 Nueva Piedra NW
ABQ NM 87120



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RGE
P.O. Box 93924
ABQ NM 87199



To: Catanesi Louis M.
Jennifer A
6731 Nueva Piedra NW
ABQ NM 87120-3620

PS Form 3817, April 2007 PSN 7530-02-000-9065

PS Form 3817, April 2007 PSN 7530-02-000-9065

2110-3620
ABQ NM
6729 Nueva Piedra NW
Fair Lawrence H.
ABQ NM 87199
P.O. Box 93924
RGE



To: Found, Edward C. Kendall
Pompeys
3130 Holly Green Dr.
Kingwood TX 75339-1369

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RGE
P.O. Box 93924
ABQ NM 87199



To: Gallegos Matthew
6723 Nueva Piedra NW
ABQ NM
87120-3620

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Claret Mark
Darice Evangelina
813 Vista Camber Rd
ABQ NM 87199

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Estes Betty
US 1 W Landerdale Dr
Fresno CA 93722-3444

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Gallegos Ernest M
675 Nuev Piedra SNW
ABQ NM 87120

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Heath Deborah
3 Desert Sky Base
ABQ NM 87123-3983

To: RGE
PO Box 93924
ABQ NM 87199
Little Elaine B
675 Nuev Piedra SNW
ABQ NM 87120

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Prestwich Brendon
813 Vista Camber Rd
ABQ NM 87120

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Price Danielle
Amanda Kristin
675 Nuev Piedra SNW
ABQ NM 87120-3620

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Prestwich Barbara
675 Nuev Piedra SNW
ABQ NM 87120-3620

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Montecito West Community
Assoc Tax Co AMM
1600 Broadway Bldg
Tempe AZ 85282

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Robinson William D
Barbara A
675 Nuev Piedra SNW
ABQ NM 87120-3620

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Robinson William D
Barbara A
675 Nuev Piedra SNW
ABQ NM 87120-3620

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: RGE
PO Box 93924
ABQ NM 87199
Robinson William D
Barbara A
675 Nuev Piedra SNW
ABQ NM 87120-3620

PS Form 3817, April 2007 PSN 7530-02-000-9065

HEATH DEBORAH
3 DESERT SKY RD SE
ALBUQUERQUE NM 87123-3983

MUELLER BARBARA A
4904 ALBERTA LN NW
ALBUQUERQUE NM 87120-2402

CLEMENT MARK ROGER & DARICE
EVANGELINE
8732 VISTA CUMBRE RD NW
ALBUQUERQUE NM 87120-3310

PRESTWICH BRENDON E & DANELLE R
8736 VISTA CUMBRE RD NW
ALBUQUERQUE NM 87120

GALLEGOS ERNEST M & REGINA M
6701 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120

LITTLE ELAINE B
6705 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120

PRICE DANNIE W JR & AMANDA
KRISTIN
6709 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120-3620

ROBINSON WILLIAM D & BARBARA A
6715 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120-3620

MONTECITO WEST COMMUNITY
ASSOCIATION INC C/O AAM
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282

GALLEGOS MATTHEW
6723 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120-3620

PAIZ LAURENCE A & JOANN
6727 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120-3620

CATANESE LOUIS M JR & JENNIFER A
6731 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120-3620

MARQUEZ THOMAS M & LATU
ELIZABETH HOPE
6735 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

POUNDS EDWENA C/O RANDALL
POUNDS
3130 HOLLY GREEN DR
KINGWOOD TX 77339-1369

ESTES BETSY EZZELL
4581 W LAURENDALE DR
FRESNO CA 93722-3244

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: site plan

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes No

Neighborhood meeting required: ☒ Yes No

Mailed Notice required: ☒ Yes No

Electronic Mail required: ☒ Yes No

Is this a Site Plan Application: ☒ Yes No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: UN ADDRESSED ON QUIVIRA DRIVE NW

Name of property owner: BARBARA MUELLER

Name of applicant: RIO GRANDE ENGINEERING

Date, time, and place of public meeting or hearing, if applicable:

JUNE 17, 2021- ZOOM

Address, phone number, or website for additional information:

DAVID SOULE, 321-9099, CABQ.GOV

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 5/25/21 _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

6/21/21

Neighborhood Associations, Neighbors

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Site Plan for Subdivision- Quivira
PR-2020-004457/EPC SI-2021-00654/VA-2021-00145**

Dear Sirs and Madams:

The purpose of this letter is to introduce and explain the proposed Site Plan approval request. This project was previously reviewed by the DRB for Sketch plat, vacation of right of way and Preliminary plat. It was determined at the most recent DRB meeting that this site must be reviewed by the EPC in accordance with 5-2(J)(2)(b):

Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).
2. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property

The proposed request is for the site plan approval to create 23 lots and one drainage tract from a Single 6 acre tract containing 2 parcels. The replat will dedicate existing roadway easements on Vista Vieja road (formally Gila) as right of way. The replat will complete the previously approved vacation of 16 feet of Right of way on Quivira drive. This plan shall be consistent with the goals, policies and requirement of the Comprehensive plan and the IDO. The following are the applicable policies and a summary as to how this site plan addresses and conforms.

Albuquerque/Bernalillo County Comprehensive Plan

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposal will enhance the Montecito and Vista Vieja subdivision to the east and west, by providing housing in an established area of the City. The subject site is located on Vista Vieja Avenue, which connects to Unser; future residents will have access to a variety of commercial uses in the area. The proposed development will serve to preserve the existing, distinct community by providing additional housing on an otherwise undeveloped lot. The infill development is consistent with the neighborhood and will protect the surrounding area from harmful types of development. The request is consistent with Goal 4.1 Character.

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

This proposed site plan will enhance and protect the neighborhood by developing a vacant lot with residential uses in an area that is primarily residential. The new homes ensure development consistent with Areas of Consistency, which are intended for residential, largely single-family home, development. Since the subject site is undeveloped, the neighborhood will be preserved and strengthened as the homes are built out and occupied. The request is consistent with Policy 4.1.4 – Neighborhoods.

Chapter 5: Land Use

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject site is located within a mile of the high school, middle school and elementary school. The proposal fosters a community where residents can live, educate their children, learn and play by providing housing near existing neighborhoods with access to public open space. The request is consistent with Goal 5.2 Complete Communities.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed site plan is located within an established area of the City that is already served by existing infrastructure. There are available utilities for the development to tie into, and public facilities such as the adjacent schools, Parks, Arterial roadways (Unser) and major public open space. The proposal supports additional growth in an area with existing infrastructure and public facilities. **The request is consistent with Policy 5.3.1 Infill Development.**

Goal 5.6 City Development Areas: Encourage growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The Site Plan proposes the development of 23 quarter acre single-family dwellings in a RA zone district. The subject site is located within an Area of Consistency, which encourages development that is compatible in scale and character with the surrounding area. Areas of Consistency include but are not limited to single-family residential zones and parcels with single-family residential uses. The proposal consists of single family dwellings with lots designed to RA standards. The surrounding neighborhood is largely zoned R-1C and RA. **The request is consistent with Goal 5.6 City Development Areas.**

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers of Corridors, parks, and Major Public Open Space.

The proposed development enhances and protects the character of the area by adding 23 single-family dwellings to the neighborhood on a currently vacant lot. The site plan protects the overall character of the existing single-family neighborhood by using design standards in the RA zone district. The surrounding area is largely a consistent single family neighborhood zoned R-1 and RA. **The request is consistent with Policy 5.6.3 Areas of Consistency.**

Chapter 7: Urban Design

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposal reinforces the sense of place by using development pattern similar to the existing neighborhoods. The proposal uses design standards for the RA zone and is providing 23 single family homes in an area that is largely residential. The proposal ensured context sensitive design by limiting the entrance to the development to Vista Vieja **The request is consistent with Goal 7.3 Sense of Place.**

Chapter 9: Housing

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The proposal promotes housing design that is compatible with the natural and built environments by using plants typically found in the southwestern natural environment. The proposal uses drainage ponds as a means of a natural storm water management feature. The access to the proposal is from Vista Vieja Rd. The site development is governed by IDO character protection area 13, which assures color palate, facade treatments and heights. **This request is consistent with Goal 9.2 Sustainable Design.**

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship with the street.

The site development is governed by IDO character protection area 13, which assures color palate, facade treatments and heights. It is also governed by View protection area two which limits heights to be consistent with existing residences. **The request is consistent with the Policy 9.2.1 Compatibility.**

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed site plan is located within an established area of the City that is already served by existing infrastructure. There are available utilities for the development to tie into, and public facilities are available. The proposal supports increased housing density in an area with existing infrastructure and public facilities. The density is consistent with the existing. **The request is consistent with Goal 9.3 Density.**

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services an maintaining the scale of surrounding development.

This site plan provides an opportunity to increase housing options where there are available services and are near similar uses. The subject site is within a mile of all grade levels and public opens space which will be easily accessed by future residents. The request maintains the scale of the surrounding development because the proposal includes homes which are similar in size and scale to existing homes within the community. **The request is consistent with Policy 9.3.2 Other Areas**

IDO

14-16-5-2(J)(1)(a) Access and Connectivity

Provide pedestrian and bicycle access to the major public open space consistent with the city's adopted bikeway and trails facility map...

This site conforms with the facilities map and allows for pedestrian and bicycle access to the open space south of site through existing entrances.

14-16-5-2(J)(1)(b) Landscaping, buffering and screening

1. Use native and or natural vegetation for landscaping.

The landscape uses natural vegetation and native as practical

2 Screen mechanical equipment and support areas

This site is governed by view protection area 2, which requires screening. The site plan refers to this requirement

14-16-5-2(J)(1)(c) Outdoor lighting

Design lighting pursuant to section 14-16-5-8

This site is governed by character protection area 13. The site plan references the requirement

14-16-5-2(J)(1)(d)Color

1. Limit colors of exterior surfaces of structures...to those with LRB rating between 20 and 50 percent

This site is governed by character protection area 13. All future development must conform as referenced on the site plan

2. Colors shall blend with surrounding environment...

This site is governed by character protection area 13. All future development must conform as referenced on the site plan

3. Trim materials and facades constitute less than 20% of facades opaque surface of any color.

This site is governed by character protection area 13. All future development must conform as referenced on the site plan

14-16-5-2(J)(1)(e)signs

1. Electric signs are prohibited.

No signage proposed as stated on site plan

2. Signage shall be located to minimize visibility...

No signage proposed as stated on site plan

14-16-5-2(J)(2)(a) development on lots of any size adjacent to Major Public Open space shall:

1. Be platted or designed to incorporate single-loaded streets between Major Public Open space and development, with access generally prohibited.... A landscape buffer width of 45' may be substituted as approved by open space vegetation.

This site is already platted such that there is a single loaded street (Vista Vieja) between the major open spaces to the south. The site is not adjacent to open space to the west;

there are no common property lines. The major public open space at the Northeast corner is identified as major public open space, yet is zoned RA and was dedicated to the city for park within the Montecito subdivision. It is disjointed from a congruent open space area. Based upon city staff comments we are providing a 45' buffer from the existing property lines where it abuts major public open space. Initially we were requesting variance, but have elected to conform per city comments.

2. For Cluster development and multi-family dwellings...

This site is not a cluster or multifamily development

3. Locate lower density and less intense uses abutting... in any mixed use zone

This site is not a mixed use zone

4. Include a landscaped strip between off-street parking and major public open space....

There is a public roadway and associated 6' landscape buffer existing per DPM standards.

5. Limit height of site lighting luminaires to 20'

This site is no on site lighting, the only luminaires will be public city street lights

6. Incorporate Crime prevention through environmental design principles.

This site is a single family residential subdivision, this requirement does not apply

7. Manage storm water per subsection 14-16-5-4(H)

This site has an approved grading plan consistent with this requirement

8. Design grading per subsection 14-16-5-4(J)

This site has an approved grading plan consistent with this requirement

9. Locate and design vehicle access, circulation and parking per subsection 14-16-5-5(F) and 14-16-5-6(F)

This site is a single family residential development, this standard does not apply

10. Locate and design all walls, fences, retaining walls and combination of those site features facing major public open space in compliance with all applicable standards in section 14-16-5-7(E)(4)

All walls adjacent to major public open space complies

11. Prevent and mitigate construction impact per the DPM

The development of this site shall be permitted in accordance with DPM standards

14-16-5-2(J)(2)(b) development on lots 5 acres or greater adjacent to Major Public Opens Space shall:

1. Comply with requirements of subsection (a).

This site shall comply as described above.

2. not create any material negative environmental impacts on the visual, recreational, or

habitat values of Major public open space.

This site development is consistent with all the adjacent developments and does not have negative impact.

3. Locate and design vehicle access, circulation, and parking to minimize impact to major public open space.

The access is and existing public roadway and the site is single family residential, the impacts have been minimized

4. Design grading and manage storm water to minimize impact to major public open space.

This site does not drain or have storm water impact on major public open space.

5. Locate, design, and orient site lighting to be compatible with major public open space, including consideration of periphery lighting and lighting of any pedestrian access...

This site does not propose site lighting, and does not have any pedestrian access points to major public open space.

6. Design walls to balance the following needs as appropriate on a case by case basis

(a). aesthetics that blend with the natural environment.

(b). Safety and surveillance

(c) Screening and privacy

This site is a single family residential development. Each lot will have rear and side yard walls that shall conform to all standards as shown on site plan and current city rules.

7. Locate, design and orient signage to minimize impact to major public open space.

This site shall not have signage other than street identification signs as required.

8. Be reviewed by the Environmental Planning Commission pursuant to subsection 14-16-6-6(J).

This submittal satisfies this requirement.

9. Have an approved Site plan-EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on Major Public Open space and maximize compatibility of the proposed development prior to the submittal of any request for platting.

This submittal shall satisfy this requirement

14-16-6-6(J)(3)(a)

The Site Plan is consistent with the ABC Comp Plan, as amended.

This area is identified as developing urban. The proposed density conforms

As demonstrated in the policy analysis above, the request is consistent with applicable Comprehensive Plan goals and policies

14-16-6-6(J)(3)(b)

The site Plan is consistent with any applicable terms and conditions in any previously

approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject-site is zoned RA, typically a Site plan is not required for this zone, due to proximity to major public open space this site is required. This request (should it be approved) will establish the governing Site Plan

14-16-6-6(J)(3)(c)

The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Residential, Single Family Dwelling development are acceptable in this proposed Site Plan.

14-16-6-6(J)(3)(d)

The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development. This site has already been reviewed by the DRB once and will be delegated to them for final sign-off

14-16-6-6(J)(3)(e)

The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will assure compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area

14-16-6-6(J)(3)(f)

If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply

14-16-6-6(J)(3)(g)

If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion.

parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area, IDO section 6- 6(J)(3)(g) does not apply.

The request for variance to 45' buffers to major public open space is no longer being requested. Should you have any questions regarding this submittal, feel free to contact me.

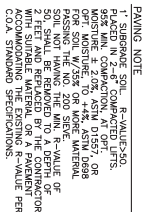
This request shall be heard at the July 15th meeting. This meeting may be remote. To attend the meeting remotely, the following is the link for this hearing
<https://cabq.zoom.us/j/2269592859>

Sincerely,

David Soule, PE

Enclosures

cc: neighbors and neighborhood association

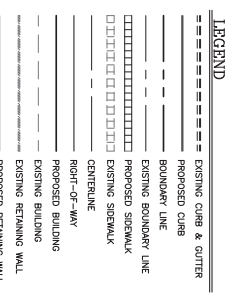


PROJECT NUMBER _____	
APPLICATION NUMBER _____	
<p>Is the proposed site located? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Yes, but a site is not being proposed for the proposed location.</p> <p>Is the proposed site located? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Yes, but a site is not being proposed for the proposed location.</p>	
DBS SITE DEVELOPMENT PLAN APPROVAL	
_____	Traffic Engineer, Transportation Division
_____	Utilities Development
_____	Public & Recreation Department
_____	City Engineer
_____	Environmental Health Department (conditional)
_____	Solid Waste Management
_____	DBS Corporation, Planning Department
_____	Date
_____	Date



UNDER DEEDS 1101.
LOTS 1-23, AND TRACT A, QUIMRA ESTATE

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. ALL WALKWAY/DRIVE RAMP SHALL BE BUILT PER COA STD DWS, #2441.
4. ALL SEWERAGE WILL COMPLY WITH THE REBURNING/CATER METER PLAN. BUILDING MOUNTED SENSORS SHALL COMPLY OF INDIVIDUAL CHANNEL LETTERS WITHOUT INTERNAL ILLUMINATION. NO ILLUMINATED PLASTIC PANEL SIGNS ARE ALLOWED. LOGOS.

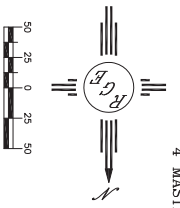



KEYED NOTE:

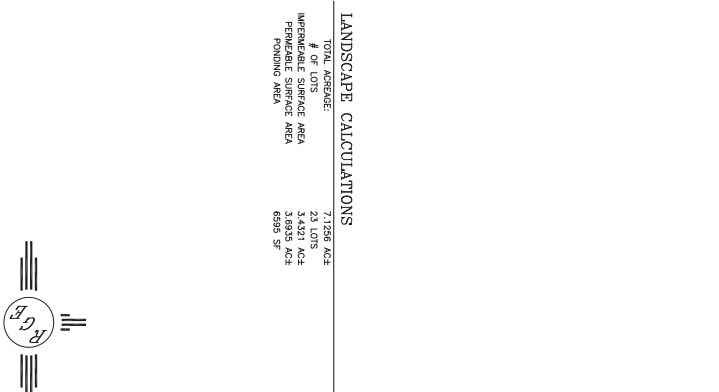
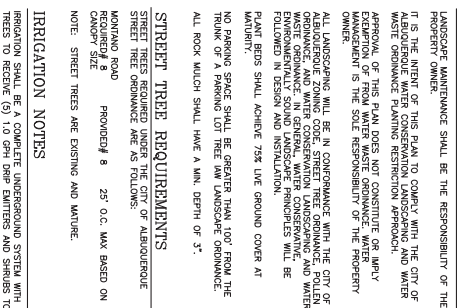
- A. BUILT-UP GUTTER PER COA STD DWG #2420
- B. 2.00% CROSS SLOPE @ SEE A-4 TO PROVIDE
- C. STANDARD C&G PER COA STD DWG #2415A
- D. STANDARD DEPRESSED C&G PER COA STD DWG #241
- E. SENEKAW TO BE BUILT W/THIS PROJECT
- F. PER COA STD DWG #2430
- G. HANDICAP RAMP SEE DETAIL

TOTAL ACRES:	7.1256 AC±
DENSITY UNITS:	3.23 DU'S (AT MAXIMUM BUILD OUT)
EXISTING ZONING:	RA
PROPOSED ZONING:	RA

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
- 3A. GRADING AND DRAINAGE DETAILS
4. MAINTENANCE TREATMENT PLAN

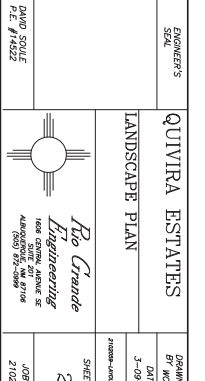


ENGINEER'S SCALE	QUIVIRA ESTATES	FORMING BY DATE
DATE SOLE P.E. #4522	SITE PLAN FOR BUILDING PERMIT	1-09-21
 <p><i>No Grande</i> Engineering INCORPORATED ONE CENTRAL AVENUE SE ALBUQUERQUE, NM 87102 TEL: 505-262-9949 (800) 795-3949</p>	SHEET # 1	JOB # 2102059



PLANT LEGEND

	MODESTO ASH FRAXINUS VERNUS (5)		MADEN GRASS P. SPAL (10)
	TEXAS RED YUCCA		



1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0899

AT ALL PAWMENT REMOVAL AND REPLACEMENTS, SAW CUTS SHOULD BE STRAIGHT AND CLEAN AND LONGITUDINAL JOINTS SHOULD BE SQUARE OR RECTANGULAR WITH FOUR STRAIGHT SIDES. FINISHED PAWMENT SURFACE SHALL BE FLUSH WITH EXISTING PAWMENT SURFACE. WHEN PAWMENT IS DAMAGED OR APPROPRIATE SURFACING IS NOT AVAILABLE TO PATCH OR REPAIR THE ENTIRETY OF THE PAWMENT, IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES FOR INFORMATION ONLY.

PAWMENT SURFACE REPAIRS SHALL BE LOCATED INTERIOR TO BUILDING AT FIRE RISER

23. AT UTILITY CROSSINGS, WHERE LESS THAN 6" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROVIDED, LEAN THE CONSTRUCTION FROM SECTION 20.07 OF THE STANDARD SPECIFICATIONS TO THE MINIMUM PERMISSIBLE DISTANCE OF 8 FEET OR MORE. LEAN PILL SHALL EXCEED A PERPENDICULAR DISTANCE OF SEVEN FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

24. ALL PERSONS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTITUTION NO. 8 WORK NEARBY OR AFFECTING SANITARY TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER UTILITY DEPARTMENT OF THE CONSTRUCTION DEPARTMENT. DATE, INFORMATION CAN BE FOUND AT: [HTTP://WWW.ASCEMIA.ORG/WEBSITE_SHUT_OFF_AND_TUNE_ON_PROCEEDURES.aspx](http://WWW.ASCEMIA.ORG/WEBSITE_SHUT_OFF_AND_TUNE_ON_PROCEEDURES.aspx)

PIPE MATERIAL: PVC
SOIL TYPE: GM/GM-SILT GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 4:
PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO 1/8 PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

THESE SECTIONS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURIAL, ETC. CHANGES. THESE MUST BE REEVALUATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDES, VALVES, AND DEAD ENDS (EACH SIDE)									
SIZE	HORIZONTAL BENDES				VALVES				
	90°	45°	22-1/2°	11-1/4°	4	4	4	4	DEAD END
12	37	15	6	4	4	4	4	4	102
10	31	13	7	5	4	4	4	4	87
8	27	11	6	4	3	3	3	3	72
6	20	9	4	4	2	2	2	2	55
4	15	6	3	3	2	2	2	2	39

SHUT OFF VALVE

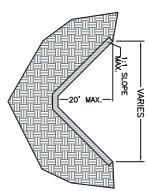
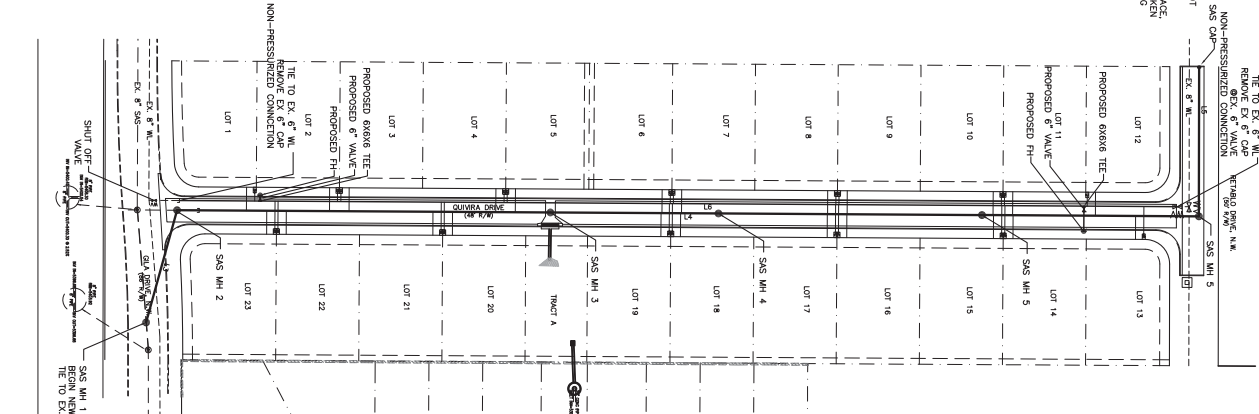
BICOM NEUTRALIZATION SYSTEM

SANS UNIT 1

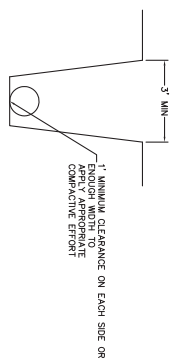
PRESSURE TRANSDUCER

PRESSURE TRANSDUCER

TO EX


































SUPPLEMENTAL TRENCH DETAIL.



WATER AND SEWER TRENCH DETAIL
NTS

LEGEND

- | | |
|---|------------------------|
|  | EXISTING SIDEWALK LINE |
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SCALE: 1"=60'

WATER SHUTOFF NOTES—SHUT OFF VALVE

WATER SHUTOFF NOTES:

[illegible]

BENCH MARKS

[illegible]

ENGINEER'S SEAL

1	42111	CHANGE TO SERVICE DETAIL	WJ
NO.	DATE	REMARKS	BY
DESIGN			
DESIGNED BY: WJWJ		DATE: 8-06-20	
DRAWN BY: WJWJ		DATE: 8-06-20	
DRAWING NAME: 2102059-LAYOUT-8-06-20.DWG		JOB NO.: 2102059	
CHECKED: _____			

CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG 2465 (LOCAL). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD SWG 2430. REMOVAL TO THE NEAREST JOINT



Rio Grande Engineering
3105 GOLF COURSE ROAD
SUITE B
NO. ALAMITOS, NM 87134
(505) 812-5899

ARICWUA
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUIMRA ESTATES**
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL LAST DESIGN UPDATE	NO./DAY/YR.	NO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET 7 OF 10

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from JUNE 3, 2021 To JUNE 17, 2021

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 RIO GRANDE ENGINEERING 5/26/21
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR2020-004457

REQUEST

SITE Plan for Subdivision
Approval for
23 Lots + 1 tract.

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on July 15, 2021 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from July 1, 2021 to July 16, 2021
by R. O. Grande Engineering applicant/agent
phone 321-9099

REFER TO FILE# SI-2021-00851
It is illegal for an unauthorized person to remove or tamper with this sign.

FACILITATED MEETING REPORT

**NEIGHBORHOOD MEETING WITH MONTICETO WEST
ZOOM MEETING 630 PM- 700 PM**

ATTENDEES

DAVID SOULE

GLEN TEGTMEYER

ROSEMARY BUSERMA

MAX OTERO

DOUG CARLSO

CHRIS

MINUTES

- 1. DAVID SOULE UPDATE THE GROUP ON WHAT TRANSPIRED SINCE
LAST MEETING HELD PRIOR TO PRELIMINARY PLA**
- 2. NEIGHBORS ASKED QUESTIONS ABOUT WALL.
A. EXISTING WEST WALL WILL REMAN**
- 3. NEIGHBORS ASKED ABOUT DRAINAGE
A. EXISTING PUBLIC STORM DRAIN IS BEING EXTENDED INTO
SITE
B. ANY DISTURBANCE WILL BE REPAIRED**
- 4. NEIGHBORS WERE CONCERNED ABOUT BLASTING
A. DAVID SOULE CONFIRMED BLASTING WILL NOT OCCUR
FOR THIS DEVELOPMENT**

SITE PLAN REDUCTIONS

SUBMIT INDEX

1. SITE PLAN FOR BUILDING PERMIT

2. LANDSCAPE PLAN

3. GRADING AND DRAINAGE PLAN

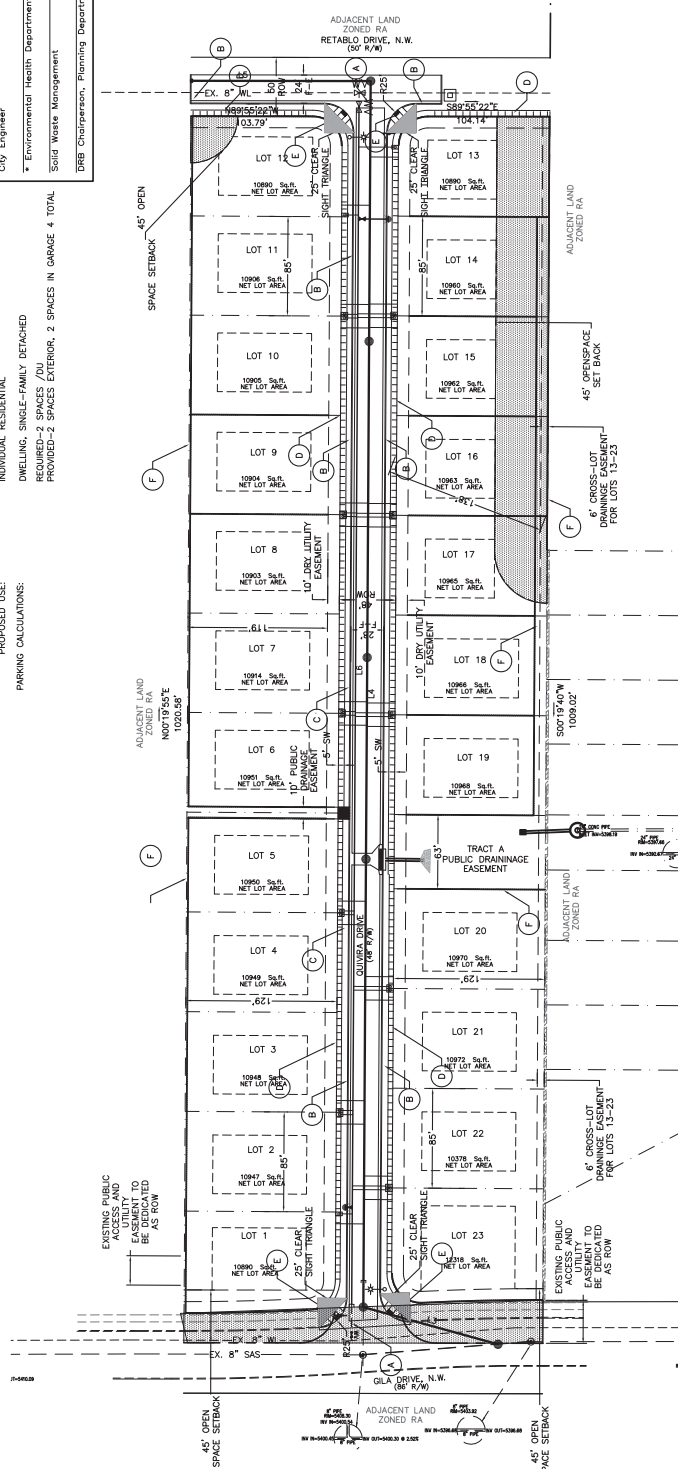
3A. GRADING AND DRAINAGE DETAILS

4. MASTER UTILITY PLAN

TOTAL ACREAGE:	7.1256 AC±
DENSITY UNITS:	3.23 DU/S (AT MAXIMUM BUILD OUT)
EXISTING ZONING:	RA
PROPOSED ZONING:	RA
PROPOSED USE:	INDIVIDUAL RESIDENTIAL DWELLING, SINGLE-FAMILY DETACHED
PARKING CALCULATIONS:	REQUIRED-2 SPACES /DU PROVIDED-2 SPACES EXTERIOR, 2 SPACES IN GARAGE 4 TOTAL

Is an Infrastructure List required? () Yes () No If Yes, then a set approved DRC plans with a work order is required for any construction within the Right-of-Way or for construction of public improvements.

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
ORB Chairperson, Planning Department	Date



LEG
LOTS

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER MAINS PROVISIONS OF THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE MANAGEMENT ACT. LANDSCAPE MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- INDIVIDUAL LOT SET BACKS 25' FRONT, 15' SIDE YARD, 15' REAR
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET
- COLOURS SHALL CONFORM TO DDO 14-16-5-2(x)(10)
- NO SIGNAGE ALLOWED
- NO LUMINAIRES EXCEEDING 20". ANY BUILDING LIGHTING SHALL COMPLY WITH DDO 14-16-5-2(x)(8)
- ALL WALLS ADJACENT TO MAJOR PUBLIC OPEN SPACE SHALL COMPLY WITH DDO 14-16-5-7(c)(4)

IDO SUBSECTION 14-16-3-4 (N)

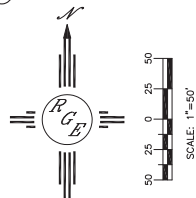
- ALL FUTURE DEVELOPMENT SHALL ADHERE TO VPO-2 NORTHWEST MESA ESCARPMENT PURSUANT TO IDO SUBSECTION 16-34 (2)
- ALL FUTURE DEVELOPMENT SHALL ADHERE TO IDO SUBSECTION 5-2 (4) MAJOR PUBLIC OPEN SPACE EDGES.
- ALL DRIVEWAY ACCESSSED FROM FRONT OR SIDE STREET SHALL BE 20 FOOT LAND AND CONFOUR TO IDO (G) (3) (B)


2150

- PROPOSED CURB
BOUNDARY LINE
EXISTING BOUNDARY LINE
PROPOSED 5' SIDEWALK
EXISTING SIDEWALK
CENTERLINE
RIGHT-OF-WAY
PROPOSED LOT LINE
EXISTING BUILDING
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
45° CORNER
SPACE SETBACK

KEYED NOTE:

- | | |
|---|--|
| A | 6" VALLEY GUTTER PER COA STD DWG #2420
MODIFY CROSS SLOPE @ SEC A-A TO PROVIDE
2.00% CROSS SLOPE MAX |
| B | STANDARD C&G PER COA STD DWG #2415A |
| C | STANDARD DEPRESSED C&G PER COA STD DWG #2415A |
| D | 5' SIDEWALK TO BE BUILT W/THIS PROJECT
PER COA STD DWG #2430 |
| E | HANDICAP RAMP SEE DETAIL |
| F | PROPOSED WALL |



OWNER'S SEAL	<div style="text-align: center;">  <p>Rio Grande <i>Engineering</i></p> <p>1000 SOUTH 20TH AVENUE SUITE 100 ALBUQUERQUE, NM 87106 (505) 263-7900</p> </div>	OWNER'S SEAL PROJECT # 14322 DATE 1/14/22	
		QUIVIRA ESTATES SITE PLAN FOR BUILDING PERMIT	
DRAWN BY: RWL DATE: 3-09-21 PROJECT: 10000-14322-1-0-00-00		SHEET #	1
		CDS #	21002059

LANDSCAPE NOTES

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPE MAINTENANCE RESTRICTION APPROACH.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION OF FROM WATER WASTE ORDINANCE, WATER WASTE ORDINANCE IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN PROOFING ORDINANCE, AND WATER CONSERVATION AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT INSTALLATION.

NO PLANTING SHALL BE GREATER THAN 1'0" FROM THE TRUNK OF A PARKING LOT TREE LANDSCAPE ORDINANCE.

ALL ROCK MULCH SHALL HAVE A MIN. DEPTH OF 3".

LANDSCAPE PLAN SHALL ADHERE TO DDO SUBSECTION 4-405(A) THROUGH 4-405(D) (4-405(A) THROUGH 4-405(D)).

LANDSCAPE PLAN SHALL ADHERE TO DDO SUBSECTION 4-405(A) THROUGH 4-405(D) (4-405(A) THROUGH 4-405(D)).

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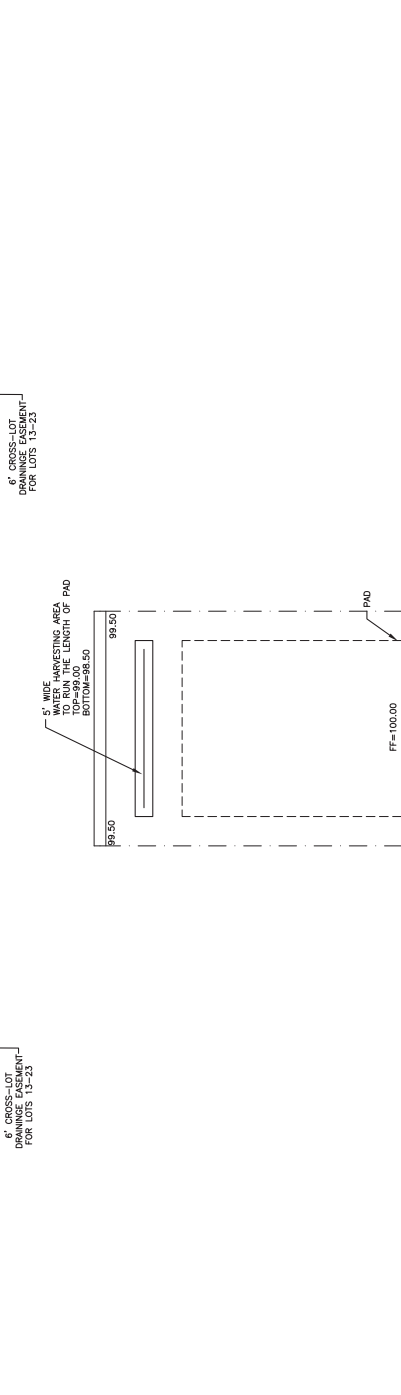
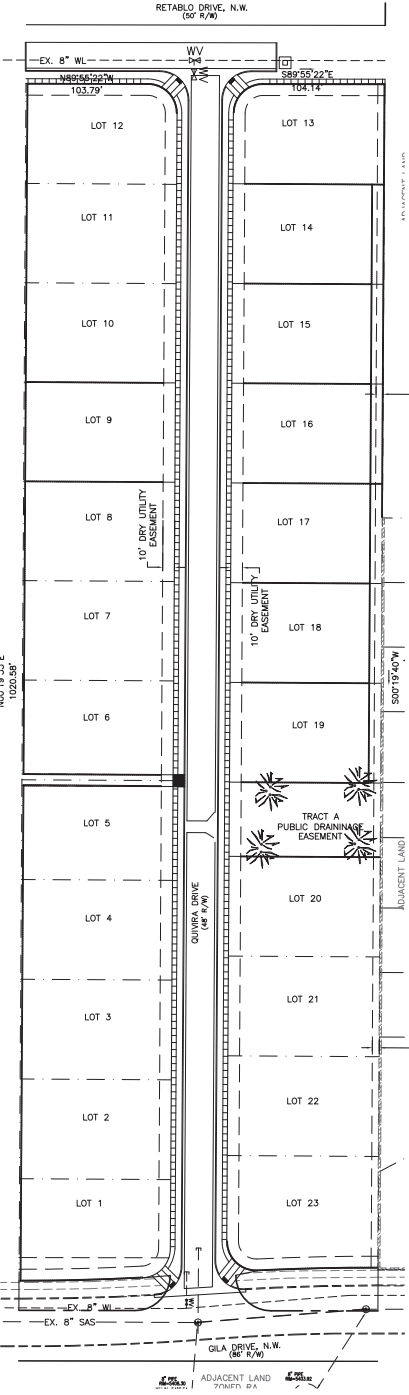
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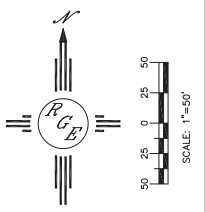


LANDSCAPE CALCULATIONS

TOTAL ACREAGE:	7.1256 AC±
# OF LOTS	23 LOTS
IMPERMEABLE SURFACE AREA	3.4321 AC±
PERMEABLE SURFACE AREA	3.6935 AC±
PONDING AREA	0.0953 SF

PLANT LEGEND

MODESTO ASH	NATURAL GRASS
BLUE SAGE	TEXAS RED YUCCA
DESERT WILLOW	CONCRETE
	6" CONCRETE
	6" CONCRETE

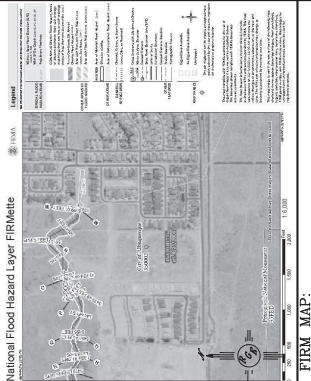


TYPICAL LOT LANDSCAPING PLAN

N.T.S.

ENGINEER'S SEAL	QUIVIRA ESTATES	DATE	3-09-21
	LANDSCAPE PLAN	SHEET #	2
		DATE	3-09-21
		JOB #	2102559
DAVID SOULE P.E. #14522			

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

LOTS 1-23, AND TRACT A, QUMIRA ESTATES


NOTES.

- NOTES: 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO AASHTO 330R-08. UNLESS OTHERWISE NOTED.
5. ANY CURBS OR PARAPETS NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR EROSION CONTROL. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE EROSION CONTROL MANUAL.

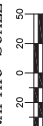
LEGEND

EXISTING CONTOUR
EXISTING INDEX CONTOUR
PROPOSED CONTOUR
PROPOSED INDEX CONTOUR
SLOPE TIE
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
BOUNDARY
CENTRILINE
RIGHT-OF-WAY
PROPOSED CURB
EXISTING CURB AND GUTTER
PROPOSED SIDEWALK
EXISTING SIDEWALK
3" ADA PATH—2% MAX SLOPE

FOR INFORMATION ONLY

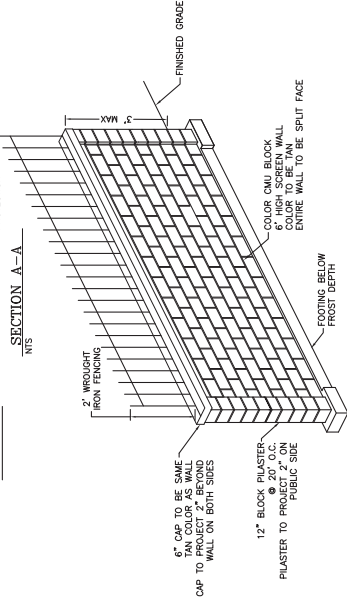
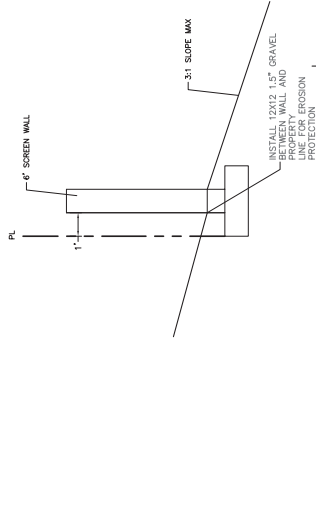
OWNER'S SEAL	<div style="text-align: center;">  <p>Rio Grande <i>Engineering</i></p> <p>THEY DON'T DO IT THEY DO IT RIGHT</p> <p>ALBUQUERQUE, NEW MEXICO 405-261-7089</p> </div>	OWNER'S SEAL	DRAWN BY: MWL DATE: 12-02-20 SHEET # 3 TOTAL SHEETS: 4 of 40
		DAWD SCALE P.E. 14322	JOB # 2010059

GRAPHIC SCALE



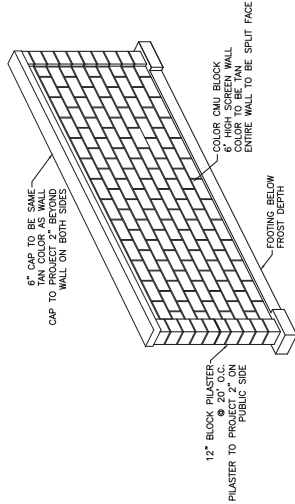
SCALE: 1"=50'

CAUTION: EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



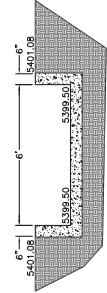
PERIMETER SCREEN WALL DETAIL WHICH ABUTS MAJOR PUBLIC OPEN SPACE

NTS-Notes shall comply with 3-(4)(1)(1)(1)(1) Building Design and Standards



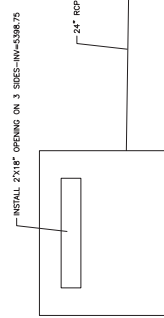
6' PERIMETER SCREEN WALL DETAIL

NTS-Notes shall comply with 3-(4)(1)(1)(1)(1) Building Design and Standards



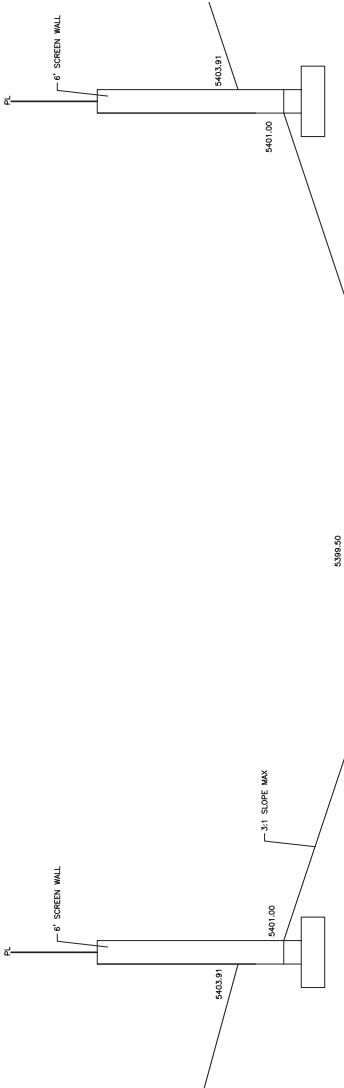
CONCRETE OVERFLOW DETAIL

NTS



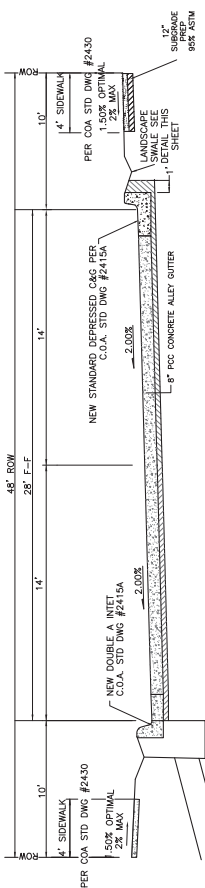
MODIFIED D INLET DETAIL

NTS



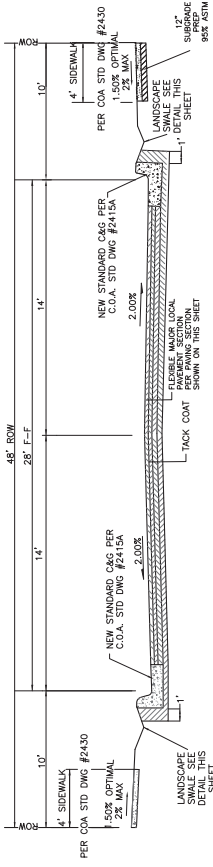
SECTION D-D

NTS



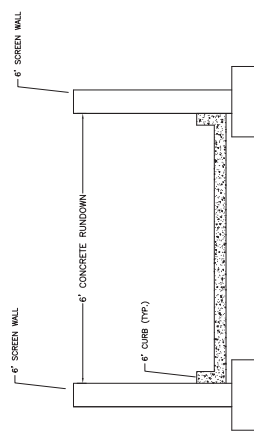
SECTION B-B

NTS




SECTION E-E

NTS



SECTION C-C

NTS

ENGINEER'S SEAL	QUIVIRA ESTATES	 <i>Rio Grande</i> Engineering 106 CENTRAL AVENUE SE ALBUQUERQUE, NM 87108 (505) 754-1000	SHEET # 3A	COUNTY OF NEW MEXICO
	GRADING AND DRAINAGE PLAN		DATE 12-02-20	JOB # 2102059

